

7. COMMUNITY FACILITIES PLAN ELEMENT



7.1 INTRODUCTION

The existence, location, and extent of public and private infrastructure can be critical to quality of life issues and to the manner in which the land in a city or county develops. Ensuring the provision of basic infrastructure is a fundamental role of planning in as much as these facilities enhance the health, safety, and welfare of the community residents and provide opportunities for social interaction and leisure. Wise planning results in a balance between private land uses, infrastructure, and the pattern and extent of community growth and development. This balance needs to consider both the location and the timing of development in relation to the provision of adequate infrastructure. As urban areas grow in size or density, there is an increased demand for infrastructure, such as water; sewer; schools; libraries; public safety and recreation. This demand relates not only to areas of new growth, but also to ensuring adequacy of the infrastructure in developed areas of a community. This is critical when infill and redevelopment is being considered in older parts of a community that may have facilities not capable of handling increased growth pressures without improvement.

These infrastructure items are often referred to as community or public facilities. Fayette County divides these facilities into two groups. “Essential public facilities” include storm and sanitary sewers, roadways, transportation systems, and utilities. In Fayette County, these essential public facilities must be in place in order for development to occur. The second group is termed “public facilities.” This

includes amenities and quality of life facilities, such as parks; schools; libraries; museums; health; medical; emergency service; and social service facilities that are publicly owned, developed and maintained and render various services to the public. Occasionally these community facilities are not public but still serve a public role, such as the provision of water by Kentucky American Water Company. As noted earlier, balancing residential and economic growth with the provision of these facilities in a timely manner is a critical role of planning for a community.

Information related to these community facilities and their services, the demands upon them, and their capacity for expansion, when combined with population projection data, can provide a solid base for initiating discussion related to the type, location, and intensity of future land use patterns in a city or county. This Chapter provides an overview of the current status and capacity of each of the relevant non-transportation community facilities and provides background information critical to the balance of this *Plan Update*. Transportation facilities are addressed in Chapter 8.

It should be noted that LFUCG has made considerable progress implementing the Geographic Information System (GIS) since the adoption of the *1996 Plan*. Noted in that *Plan* and previous efforts, a GIS is an immensely valuable way of recording and analyzing geographic information. It particularly proves its worth in community facilities analyses, where the facilities can be precisely located and analyzed with such tools as “buffers” or an identified service radius for any particular facility. Even more

valuable is the way other information, such as the detailed land use and population information, can be aggregated in planning sectors or in “buffer” areas and compared to facilities and standards to determine adequacy of such facilities. This, and interpretation of the clear and precise maps produced with GIS, greatly facilitates making facilities plan recommendations. As people can understand the recommendations more completely, the GIS will ultimately help get plans implemented.

7.2 WATER SUPPLIES AND PROVISION

7.2.1 Service Providers

Fayette County has nine major watersheds that ultimately drain to the Kentucky River. The urban area of the County is located on a topographic high that results in all tributary streams draining away from the center of downtown Lexington. The Kentucky River forms the southeastern boundary of the County and is the primary source of water for Lexington. Public water suppliers serve ninety-seven percent of Fayette County residents. Of the few residents not served by public water, 60 percent rely on private domestic wells, and 40 percent rely on other sources. Approximately 160 customers will be added to the public water system in Fayette County through new line extensions proposed between 2000 and 2020.



The Kentucky-American Water Company (KAWC) is the primary water service provider for Fayette County. The company provides over 1,350 miles of pipeline to serve approximately 290,000 people in the Lexington-Fayette Urban County area, as well as parts of Scott; Bourbon; Jessamine; Woodford; Clark; Harrison; Owen; Grant and Gallatin Counties.

Historically, Fayette County’s public water supply system started in 1885 with 222 customers and fifteen miles of pipeline. The community water needs were met by two reservoirs, Jacobson Reservoir and Lake Ellerslie, built on East and West Hickman Creeks. Today Jacobson Reservoir still provides approximately 20 percent of the County’s water supply needs during non-drought times. For short periods of time it can be used for up to 60 percent of the average day demand. Lake Ellerslie can supplement the water supply for an additional 3 million gallons for a short period of time. KAWC has two water treatment facilities, with a total treatment capacity of 70 million gallons per day (MGD). The Richmond Road Station, located on Richmond Road, has a treatment capacity of 30 MGD; while the Kentucky River Station, located 12 miles from the Richmond Road facility at the Kentucky River, has a treatment capacity of 40 MGD. The average daily water production for KAWC in 2000 was 41.1 million gallons, a decrease of 1 million gallons over 1999 average daily production. The 1999 drought water usage restrictions impacted the amount of water utilized by KAWC customers in 1999. KAWC’s peak day of production in 2000 was 68.4 million gallons. It is anticipated that an increase in the peak day production capacity over the current 70 million gallons per day will be needed within the planning period. The average day water demands are projected to be 45.1 MGD in 2005, 46.6 MGD in 2010, 47.3 MGD in 2015 and 48.1 MGD in 2020.

Portions of southern Fayette County are served by the City of Nicholasville in Jessamine County. The Spears Water Company previously existed as a water distributor, which purchased treated water in bulk from both the City of Nicholasville and Kentucky-American Water Company and served a portion of southern Fayette County. Spears Water Company has recently been purchased by the City of Nicholasville, and these customers are now served by Nicholasville directly. KAWC also has an interconnection to Georgetown Municipal Water and Sewer Service that can supply less than one million gallons per day. A very small number of customers in west Fayette County are also served by South Elkhorn Water District, which purchases

treated water in bulk from KAWC. Additionally, the Urban County Government (LFUCG) maintains and manages the old water system at Avon (Bluegrass Station), which purchases water from KAWC.

The primary public water supply for the Georgetown Municipal Water and Sewer Service (GMWSS) is the Royal Spring aquifer. Eighty percent of the recharge area for Royal Spring aquifer lies in Fayette County, but Fayette County currently is not served by this public water supply. Planning, though, is underway for a few houses not currently served in Fayette County to be connected to GMWSS in Fayette County due to the geographic location of proposed pipelines. The Royal Spring aquifer does provide water through private wells and springs to a number of locations in the aquifer in Fayette County. Fayette County also participates in a joint aquifer planning effort with Scott County to ensure the water quality for Scott County residents who rely on the Royal Spring for their water. This joint effort has resulted in the development of the *Royal Spring Wellhead Protection Plan*, adopted by both communities' Planning Commissions in 2001 (see Section 4.4.3).

7.2.2 Water Supply Issues

The drought of 1988 in the State of Kentucky was a wake up call for the need to have better water supply planning throughout the state. This minor drought created awareness that analysis of community drought demand for water and existing water supplies in various communities would require comprehensive water supply planning for the future. In the drought period of 1988, many communities experienced water shortages, either through inadequate pumping facilities, piping infrastructure, dwindling water supply source needs or a combination of all three. In 1988 the State Division of Water identified 13 cities with advisory conditions, 6 with voluntary conservation conditions, 5 cities with alert conditions and 2 cities with emergency conditions. Fayette County required conservation efforts both in the 1988 and the 1999 drought.

The record droughts of 1930 and, to a lesser extent, the 1953 drought are used as benchmarks to

measure drought conditions. The 1930 drought lasted eight to nine months, from April to early December. Rainfall effectively ended in April of 1930. The drought of 1988 more closely approximated the lesser 1953 drought, lasting for only a very short period of about two to three months; and in this time period included some limited amounts of rain. It was during this 1988 drought that the Kentucky Division of Natural Resources and the Kentucky State Legislature realized that if a 1930-type drought were to occur again, the state could be facing severe water shortage. After the 1988 drought, the Kentucky State Legislature passed State Regulation 401 KAR 4:220 to provide for water supply planning in the Commonwealth. All counties, including Fayette, are required to develop a comprehensive 20-year water supply plan that is to be updated every five years. The purpose of the plan is to address all aspects of water supply. It is intended to be a realistic plan for future water demand, water use and how to obtain water.

In accordance with State Regulation 401 KAR 4:220, the Lexington-Fayette Urban County Government created the Water Supply Planning Council (WSPC) in July of 1997. The WSPC developed and adopted the *Fayette County 20-Year Comprehensive Water Supply Plan*. The *Plan* was submitted and accepted by the Kentucky Division of Water in July 1999.



Water supply is an issue throughout the central Kentucky region. In a severe drought situation, all central Kentucky counties, except for Franklin County, find water demand exceeds water supply. Since the 1999 drought, an informal regional association of water suppliers, Bluegrass Water Consortium, has been looking at regional water

supply needs and ways to augment the Bluegrass region's water supply systems in a drought situation. Kentucky-American Water Company, which supplies the bulk of Fayette County's public water needs, and also provides water to portions of many of central Kentucky counties, is participating in this effort, along with Fayette County representatives. The Consortium is working on a plan that should be completed by Fall 2002.

7.2.3 Water Conservation

Two methods have been adopted and are being utilized to help reduce water demand and improve water use efficiency in Lexington-Fayette County, especially during a drought. The first of these is the Kentucky-American Water Company Conservation Public Education Program. This program has nine phases and is constantly being updated. The second method, the Kentucky-American Water Company Shortage Response Program, consists of a mandatory conservation reduction of water use. This program has been updated since the 1988 drought. It has six phases, from Preliminary Watch to Water Shortage Rationing, and requires the Mayor to declare the phase that is in effect. The Lexington-Fayette Urban County Government adopted a resolution in December 1999, which outlines this plan and program. This program has been enforced three times in the past six years (1995-2000). Both of these conservation programs have been incorporated into the *1999 Fayette County 20-Year Comprehensive Water Supply Plan*.

7.2.4 Fayette County Water Supply Plan

The *1999 Fayette County 20-Year Comprehensive Water Supply Plan* found that the Kentucky River would, under normal conditions, supply all of the water needs of the Kentucky-American Water Company service area (including more than just Fayette County) from its intake in Pool Number 9. However, if drought conditions similar to those of 1930 return, the Kentucky River may not be able to supply the full needs of the Kentucky-American Water Company service area during the summer and fall months. Water conservation measures discussed below and in the Appendix of the *Water Supply Plan* can allow the

supply to meet demand for a longer period of time. However, the *Water Supply Plan* indicates that even by making optimum use of the existing water release valves in the dams above Pool Number 9, and drawing those pools down as far as reasonably possible, there are still limits on the available water from the Kentucky River during the summer and fall months of a severe drought period. To meet community water demand needs during a severe 1930 type of drought, additional water supplies will still be needed.

According to the *1999 Fayette County 20-Year Comprehensive Water Supply Plan*, there are currently two basic alternatives that seem to be the most feasible to increase the water supply to the Kentucky-American Water Company service area. These alternatives are:

1. A treated water pipeline to the Louisville Water Company to import water to Fayette County from the Ohio River;
2. Increased water storage capacity on the Kentucky River, with additional pumping and treatment capacity in Pool Number 9 to match this increase.

This could be accomplished by:

- a. Increasing the dam storage capacity by raising the dams at Pools Number 9 through 14; or
- b. Combining pools via a new higher dam to increase water storage.

The Kentucky River Authority recommended the raising of the dams by utilizing a permanent cap of up to four feet to provide additional water storage capacity. The major problem with the existing locks and dams is the structural integrity of each lock and dam. During the Water Supply Planning Process, the cost estimate to upgrade the dams to enable the height to be increased for additional water supply was underestimated. Who has responsibility for maintenance and insuring the structural integrity of the locks and dams is unclear at this time due to the complex logistics of ownership and the expense of lock and dam upgrade. These alternatives need to and continue to be pursued through local and regional activities.

7.3 SANITARY SEWERS

7.3.1 Lexington-Fayette County Sewerage System

The Lexington-Fayette Urban County Government operates the public sanitary sewer system in Fayette County serving much of the urbanized area of Lexington-Fayette County. A separate detailed wastewater facilities planning document entitled the *201 Facilities Plan Update* was adopted in 1999 and should be referred to for details regarding the LFUCG sanitary sewer service. Operating and maintaining the government-owned sanitary sewer system is the responsibility of the Department of Public Works' Division of Sanitary Sewers. The system includes 72 pump stations, almost 1,400 miles of sewer line, over 27,000 manholes, and two large sewage treatment plants: the Town Branch Wastewater Treatment Plant (WWTP) and the West Hickman WWTP (See Map 7.1). Parts of the collection system date back to the 1930s and are in constant need of repair. To provide orderly, logical, cost effective development of the public sewerage system, the facilities must be sized and sequentially constructed in the same orderly, logical and economical manner as any other major public, or quasi-public, network. Therefore, as owner and operator of the sewerage system, the LFUCG functions like a "utility" company. Unlike other utilities, in many situations, it permits and actually requires developers to design and construct the facilities for which the LFUCG then assumes ownership, maintenance and operation.

The Town Branch Wastewater Treatment Plant, located on the Town Branch north of Old Frankfort Pike, approximately 1/2 mile from New Circle Road, primarily serves the northern and western areas and downtown. It began operation in 1919 and was one of the first sewage treatment plants in this section of the United States. This plant has been upgraded a number of times, most recently in 1987. The upgraded Town Branch wastewater treatment process is classified as a single-stage conventional nitrification activated sludge system. This treatment facility has a design capacity of 30 million gallons per day (MGD), but the plant can hydraulically treat a peak flow of 64 MGD. Average daily flow was approximately 18.4 MGD in 2000.

The West Hickman WWTP, located on West Hickman Creek in northern Jessamine County on Ashgrove Pike, primarily serves southern and eastern Fayette County. This plant began operation in 1972 and has been upgraded and/or expanded three times. The most recent upgrade will be completed in 2001. The upgraded West Hickman Wastewater Treatment Plant will now be classified as a single-stage conventional nitrification activated sludge system with phosphorus treatment. It has a design capacity of 33 MGD, with a peak flow of 64 MGD. Average daily flow was approximately 19.4 MGD in 2000.

Because Fayette County drains to nine major watersheds, pump stations are an integral part of the sewerage system, pumping sewage from other watersheds to the two existing treatment plants located in the West Hickman and Town Branch watersheds. Some of these pump stations, such as the Cane Run Pump Station, are significant in size. The Cane Run watershed drains much of northern and northeast Fayette County. Gravity lines and a series of smaller pump stations collect the sewage in this area, which then drain to the larger Cane Run Pump Station. This flow is then pumped to the Town Branch WWTP in the western part of the county. The pump station is located in the Coldstream Office Park and is designed to accommodate future growth on Lexington's north side. Current average flow is 4.4 million gallons per day (MGD), with a daily capacity of up to 35 MGD.

As first considered in the Urban Service Area expansion decisions of the *1996 Plan*, a new diversion line is planned for the northeastern portion of the Urban Service Area, which is in the North Elkhorn watershed. This line will collect sewage from an area roughly bounded by Todd's Road and Bryan Station Road, outside of New Circle Road, and will divert it to the Town Branch WWTP on the western edge of the urban area. Through the use of well planned pump stations and diversion lines, the County can continue to provide necessary sanitary sewer service to the growing urban areas without construction of new treatment plants in other watersheds.

7.3.2 Industrial Waste

The Division of Sanitary Sewers also operates an approved Pretreatment Program, which is incorporated into the Kentucky Pollutant Discharge Elimination System (KPDES) permit issued to the Lexington-Fayette Urban County Government Town Branch Wastewater Treatment Plant. The Industrial Pretreatment Program regulates and controls discharges of industrial wastewater to the LFUCG's two wastewater treatment plants. Currently, there are 65 permitted industrial users. Eight are regulated as Federal categorical industries, 26 are significant non-categorical and 31 insignificant non-categorical industries. Permits are issued for a three-year period. Sanitary Sewers conducts compliance monitoring on all its industrial users at least once yearly, and most are monitored monthly. Categorical and significant industrial users have self-monitoring requirements to sample and report twice per year and once per year, respectively. Inspections are performed by pretreatment staff on each industrial user once per year.

7.3.3 Development of Public Wastewater Service in Fayette County

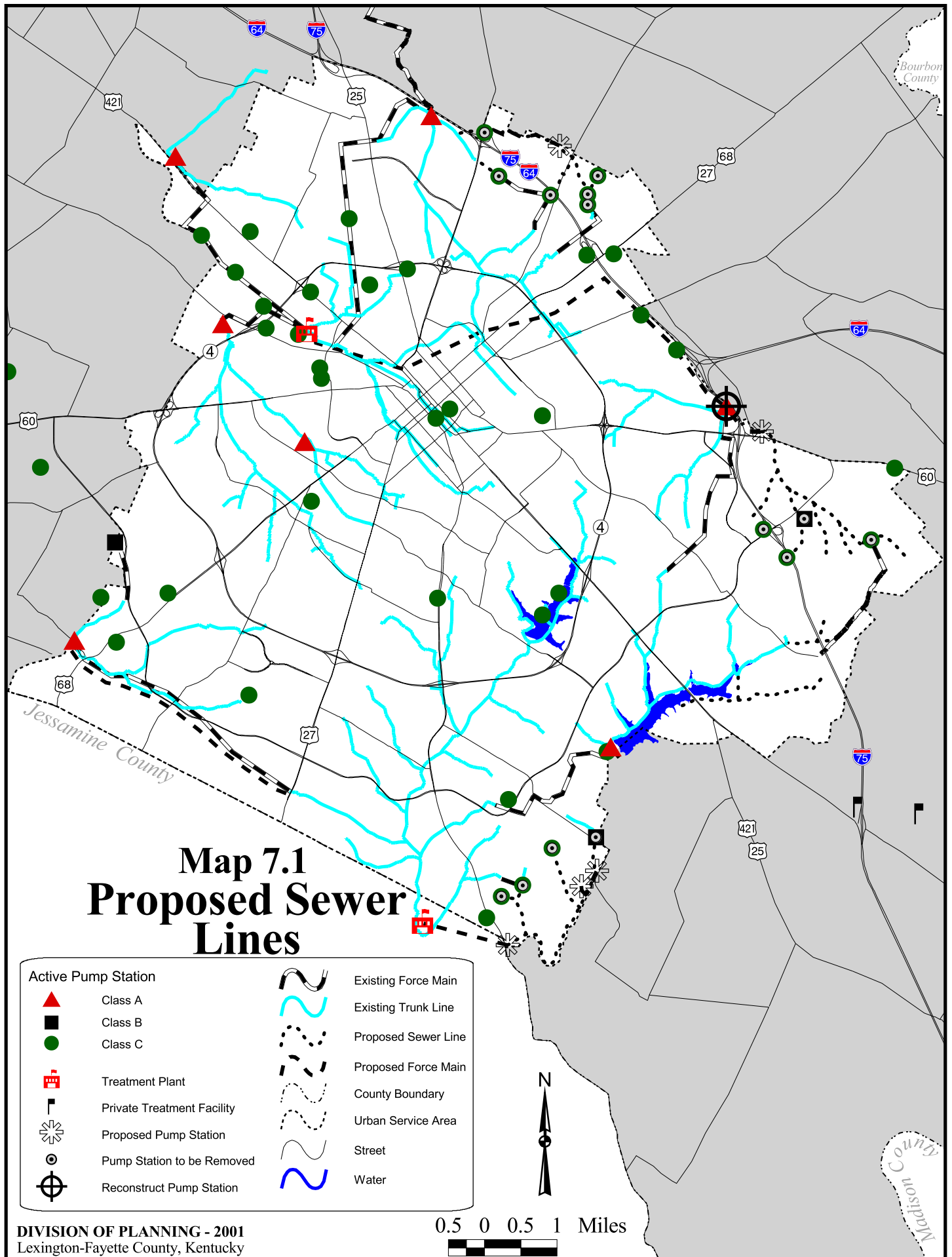
Limited areas of the Lexington-Fayette County USA continue to be served by private on-site wastewater treatment systems and private "package" plants. The very low density rural areas of the County are served primarily by private on-site wastewater treatment systems. The primary method of sewage disposal within the USA is the public wastewater system discussed in the preceding paragraphs. Over the last 25 years, the Urban County Government has made a major effort to provide septic tank users and private "package" plant users inside the USA with public treatment service. For the urban septic/drainage field users, the government adopted a five-year plan designed to provide collector sewers to these areas in order of severity of need. In 1978, the *Section 201 Facilities Plan for Wastewater Treatment Works* incorporated the desire of the government to provide public treatment for the persons using private "package" plants into a plan to meet mandated Federal water quality standards. This published plan stipulates that all areas serviced by private treatment plants should be incorporated

into the public system as the private treatment plants are phased out. Only four package plants continue to be utilized within Fayette County.

Most recently, the Urban County Government extended a dedicated line to replace the private package plant that had been in operation at the Horse Park. This plant, which was required to be closed by the Division of Water by December 2000, served the Horse Park, Spindletop Hall, the Council of State Governments, Energy Research/Institute, UK's Geological Laboratory, Asphalt Research Center and two buildings owned by the Finance and Administration Cabinet. This rural line crosses only land owned by the University of Kentucky and is intended to serve the current and future needs of state-owned and supported facilities exclusively. It can accommodate expansion of the Horse Park if necessary. Additionally, in 1994 the Urban County Government (LFUCG) began operating the package plant at the old Avon Army Depot, now known as Bluegrass Station, under a contractual agreement with the Commonwealth. This land, formerly occupied by the Army Depot, is now owned by the Commonwealth of Kentucky and houses an industrial park.

Another aspect of the 1978 *201 Plan* was the provision of future trunk and force mains to all unserved areas within the USA. To accomplish this expansion of the trunk system, the capacity of the existing plants on Town Branch and West Hickman Creek were increased to current levels of service. All new development within the USA is allowed only in areas served by the public sewage treatment system as capacity becomes available and as new trunk lines and force mains are constructed.

In the early 1980s, federal funding for local wastewater systems was greatly reduced. As part of its efforts to meet the need for more sewer facilities in growth areas of the USA, the Urban County Government conducted a study in 1986 to develop an implementation plan to provide sanitary trunk sewers and pumping facilities serving essentially the entire area within the existing USA. This study is known as the *Implementation Plan for Construction of the Outer Perimeter Sewerage Systems* (OPSS). The current *201 Plan*, updated in 1999, builds upon these planning efforts.



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Additionally, in 1996, for the first time, Fayette County began to accept and treat sewage from a development in another county. The agreement resulted from a request for a private package treatment plant just across the Jessamine County border, east of Harrodsburg Road, to serve a 27-acre retail and residential development in northern Jessamine County. The resulting agreement prevents private package plants from locating within the watershed draining to Lexington's West Hickman Treatment Plant, located in eastern Jessamine County off of Bates Creek Road. Service is being provided to the recently developed retail area on Harrodsburg Road (just south of the County line) and to Southland Christian Church, both of which are in northern Jessamine County. An agreement has been drafted that would allow site specific agreements to provide limited sanitary sewer service in the portion of northern Jessamine County that drains to the West Hickman Creek treatment plant.

7.3.4 Future Policy

Lexington-Fayette County has a 45-year history of planning sanitary sewer collections systems in coordination with planned urban development. Adequate sanitary sewers are essential for continued urban development in Lexington-Fayette County and for the maintenance of the Urban Service Area (USA) boundary. Since the *1988 Comprehensive Plan*, land designated for future urban development within the USA has been planned as appropriate for urban development, subject to the availability of sanitary sewers and other public services and facilities. The *1986 OPSS* study addressed this policy in some detail. The *1996 Comprehensive Plan* reaffirmed policies that tied development to the provision of sewers and developed new funding policies for the Expansion Area approved in 1996. Map 7.1 depicts existing and proposed sanitary sewer facilities for the Urban Service Area.

In 1996, a 5,400-acre Expansion Area was added to the existing USA boundary. Policy decisions were made that the costs of providing public services within the Expansion Area will be covered as development occurs. To that end, comprehensive development exactions have been put in place, which will recover the cost for necessary capital

improvements, including sanitary sewer transmission facilities. The comprehensive development exaction is allocated on a per Expansion Area, per land use category basis in order to ensure that the exactions are roughly proportional to the impact of new growth and development. Sewerability is just one factor considered before land in the USA is deemed appropriate for development. Other required infrastructure elements are roads, stormwater management, solid waste disposal, parks, libraries, public safety, general governmental services and schools.



One of the rural developed areas that has been experiencing problems with an existing package treatment plant is the Blue Sky Rural Activity Center. Two package treatment plants (Boonesboro Manor, west of I-75, and Blue Sky, east of I-75) are located in this area, one of which serves the bulk of the non-rural development in the area. There are longstanding problems with this private treatment plant, resulting in the degradation of the water quality of Baughman's Fork and the unnamed tributary through Blue Sky. Significant improvements are underway to address the treatment plant problems, but their adequacy is yet to be proven. If the private treatment plant continues to be a problem, LFUCG may need to consider ways in which the Government can assist in the provision of a more adequate wastewater treatment system for this area.

Land outside the USA is addressed in the 1999 *Rural Service Area Land Management Plan*. According to this *Plan*, very little of the Rural Service Area (RSA) is sewerable (by either public or private means) without major capital expenditures for plants, major trunk lines, and pump stations or force mains. New package plants in the RSA are technically feasible, but have the potential for problems of siting, scope of service area, and interference with agricultural activities. This *Plan Update* continues to endorse the long-standing policies not to allow new package treatment plants and to eliminate such plants whenever possible. This policy has also been continued in the *201 Facilities Plan Update* that was adopted in 1999.

Current RSA policies do not call for provision of new sanitary sewers, nor do they allow new development at intensities requiring such facilities in rural areas. The Rural Service Area Sanitary Sewer Study proposed in the *1996 Comprehensive Plan* and in the *Rural Service Area Land Management Plan* is slated to identify potentially appropriate facilities, as well as the cost that may be required if new development were to occur. Along with other information, the study results will ultimately be used in policy discussions in the context of the next comprehensive plan update to determine if, where and when future development may occur, requiring construction of some of the sanitary sewers identified in this study. The study is to begin in 2002 so that the information will be available when needed in the near future.

7.4 STORMWATER

Lexington-Fayette Urban County Government's Division of Engineering's approach to managing stormwater is to manage both water quantity and water quality. In new development, developers are required to analyze peak flow, volume of runoff, and time distribution of flow in an effort to more accurately design new stormwater drainage facilities. New stormwater requirements have been included as a part of the recently adopted Division of Engineering Manuals, which outline procedures and criteria to be used for the design and construction of all future stormwater facilities. Division of Engineering staff is also developing computer

models of all urban watersheds to help predict effects of development and establish post-development floodplains. These will some day replace the FEMA maps now in use. A more detailed description of the objectives of LFUCG's recently adopted Floodplain Management Plan is in Section 4.4.4 of this *Plan Update*.

In addition to regulating the stormwater impact of new development, the Division of Engineering addresses stormwater issues in existing neighborhoods as well. One program replaces deteriorated existing storm facilities. Examples of the implementation of this rehabilitation program are Coventry Court and Freeman Drive.

Historically, the sanitary sewer systems in the urban area have been impacted by stormwater infiltration and inflow. Often stormwater flowed into the sanitary sewer system by way of basement sump pumps and connection of downspouts. This additional water often overloads the sanitary sewer lines and causes overflows, as well as backups into homes. To help address this problem, the Division of Engineering initiated a "Sump Pump/Roof Drain Redirection Pilot Project" to help locate and relocate these problem generators of inflow. The program is currently voluntary, and the Division of Engineering works with local homeowners to determine if relocation will be beneficial to the Urban County Government.



In a separate program, the Division of Engineering assists homeowners who are not located in floodplains or floodways with overland flows of stormwater that may be impacting houses and/or streets. The Division can provide some technical assistance in addressing alternatives for directing the flow of water away from the structure and ensuring that all streets are passable.

By 1996, the Division of Engineering had compiled a list of 165 potential stormwater projects from a variety of sources. Many of these are considered significant enough to try to solve using capital funding. Therefore, the Division was charged with establishing a methodology for prioritizing this list of stormwater projects to allow for the better allocation of funding. To this end, the list was divided into two groups. The higher priority group included all projects in which either home flooding or severe street flooding occurred. The group with lower priority included all other approved projects, mostly involving minor street flooding issues. This decision supported the Division's priority to alleviate personal suffering and reduce public health and safety problems caused by flooding. Generally, no projects in the second group will be considered until all projects in the higher priority group have been constructed or removed from the list. Additions to and deletions from the list occur as needed, as new potential projects arise or old problem areas are solved.

Proposed projects are rated with a severity score based on a twenty-two item scoring matrix. The scoring matrix is weighted to favor home flooding issues over street flooding and nuisance flooding, as this is the Division's priority. Cost estimates are also a part of the prioritization process. The cost estimate and severity score are used to calculate an "efficiency value," which establishes the projects' priority related to funding.

As of March 2001, 22 of the 165 proposed projects had been completed; 13 were in the property acquisition, bid, or construction stage; 14 were recommended as not needing further work, as the problem had been resolved in another manner; and 22 were in the design stage. The Division continues to work closely with the Urban County

Council in the project prioritization process to ensure the health, safety, and welfare of the residents of Fayette County.

In addition to addressing these site-specific stormwater problems, the County has an "ADOPT-A-CREEK" program as a part of its ongoing comprehensive stormwater management plan. The program was started in 1995 to involve citizens in helping to keep local creeks free of debris and pollutants. Program volunteers periodically walk their "adopted" creeks, checking for pollutants or blockages that might cause flooding. This effort is an important component to ensuring that stormwater can flow freely along natural streambeds.

Another project impacting stormwater volume, speed, and impact on erosion control is the "Reforest the Bluegrass" project. This project involves a number of Departments and Divisions, and through it, the government intends to systematically restore as much riparian forests in floodplain areas as is feasible. It is a restoration project of riparian forest areas using volunteer help. It is an economically feasible way to use natural processes to slow the speed and volume of stormwater, to restore water quality and aquatic habitat. Between 1999 and 2001, 3,800 volunteers planted approximately 90,000 trees of various species. Projects have been implemented along Cane Run Creek on the former Coldstream Research Farm, along a Town Branch Tributary in Masterson Station Park and in Cardinal Run Park.

7.5 PARKS AND RECREATION

7.5.1 Recreation Trends

The demand for quality recreational opportunities continues to intensify at both the national and local levels. Perhaps in response to our fast-paced and high stress lives, the availability of recreational outlets has assumed an increasingly important role in maintaining a high quality of life. These needs and demands are found broadly among every age group in our society, including children, youth, adults and retired persons. Recreational opportunities desired by the public are very diverse, ranging from improved facilities and sports complexes to passive open space and nature preserves. As organized

sports have grown, with heavy facility demands, so too has environmental awareness, with an associated need for large areas that preserve valued natural features, while accommodating at least some public access for hiking and other passive activities. Thus, planning for the location and size of various parks and recreation facilities involves a combined planning methodology that examines local population demand and needs, nationally accepted park standards (Exhibit 7-1), and local environmental concerns and parameters. Responding positively to these needs and demands is a major challenge that requires focused attention and commitment by local government to ensure that the facilities, as well as the recreational programs and services, are provided.

Overall, Fayette County is responding well to the challenge of meeting recreational needs. There are currently over 100 parks, encompassing over 5,000 acres of land (see Maps 7.2 and 7.3 and Appendix). These 5,000 acres include 1,100 acres of land known as the Kentucky Horse Park, which meets the Regional Park needs for Fayette County. Widespread enhancements to existing parks are planned through a system of greenway connectors that will provide multiple benefits to the community, including increased recreational opportunities, preservation of additional open space, and protection of wildlife habitat and water quality. As Fayette County continues to grow, addressing

current neighborhood and community park deficiencies, while continuing to keep pace with new demands, will be an ongoing challenge.

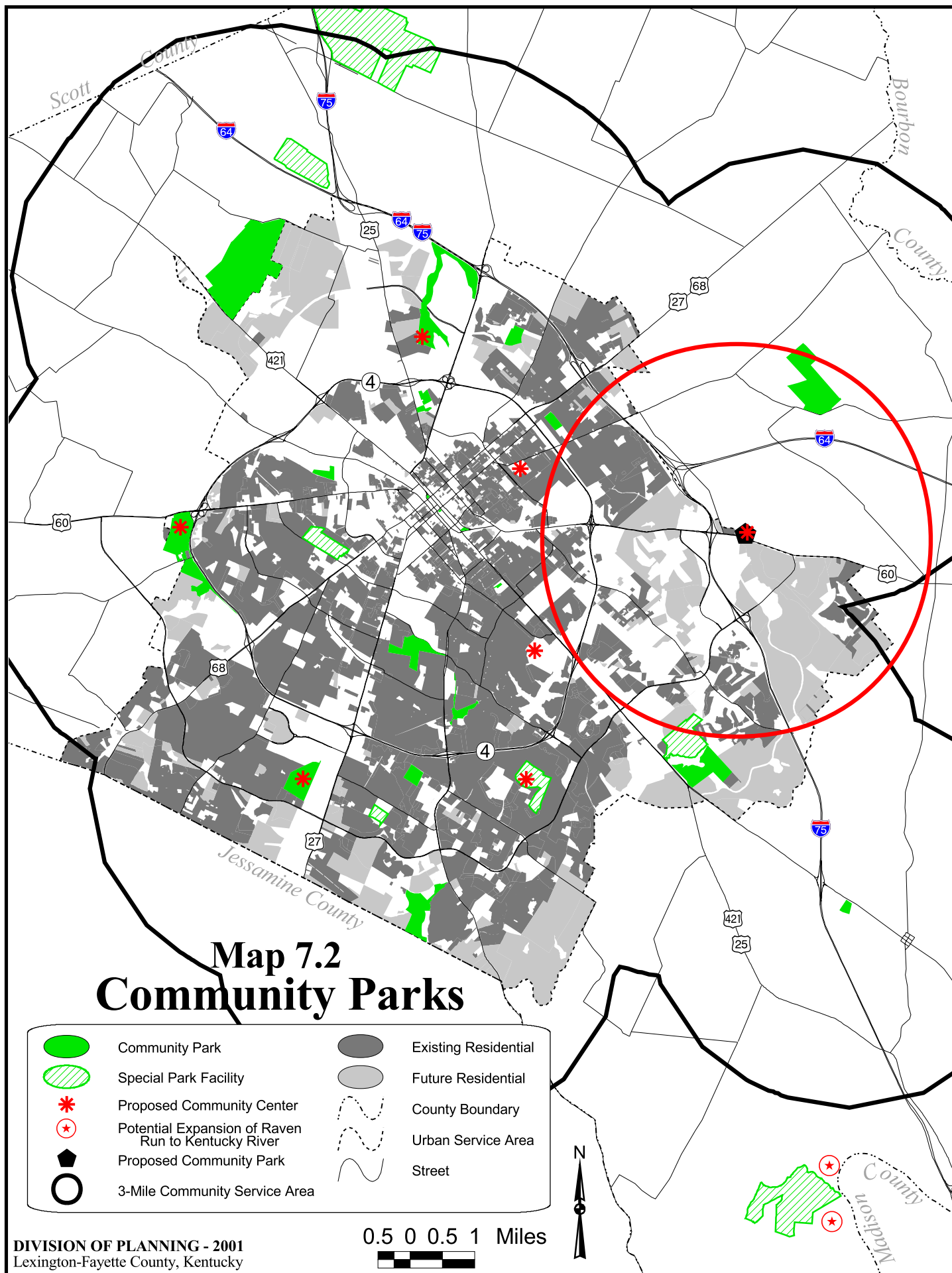
7.5.2 Progress Over the Past Five Years

In order to assist the community in progressively responding to recreation demands, a *Comprehensive Parks and Recreation Master Plan* was developed over a two-year period of intensive effort by LFUCG and was completed in 1998. This plan contains numerous recommendations regarding steps that should be taken to ensure that quality recreational opportunities are provided to all segments of our diverse community. Recommendations range from “nuts and bolts” issues, such as organization and staffing needs within the Division of Parks and Recreation, to far-reaching ideas pertaining to community centers and other facility needs. Many recommendations have already been fulfilled. In particular, a Parks and Recreation Advisory Board was established in 1999 and consists of members appointed by the Mayor to represent each of the council districts. This advisory board has been meeting regularly over the past two years to assist the community with the ongoing operation and future development of parks and recreation lands and facilities.

Nationally accepted parks demand standards included in the *Comprehensive Parks and*

Recreation Master Plan are found in Exhibit 7-1 below. These are used to determine whether sufficient active parks facilities exist and to estimate future needs to meet population demand. As noted earlier, this information is balanced with local environmental concerns and the location of valued natural features to determine where public funds can best be expended to meet local parks and recreation needs.

EXHIBIT 7-1 NATIONAL STANDARDS FOR PARK ACREAGE AND SERVICE AREAS*			
Park Type	Optimal Size	Service Area	Acres per 1,000 population
Neighborhood	10 acres	¼ - ½ mile	1-2
Community	30-50 acres	1-3 miles	5-8
Regional	Minimum 1,000 acres	1 hour drive	5-10
Nature Preserves	---	---	10-15
Source: National Parks and Recreation Association			
*Note: Standards are planning guidelines, not absolute requirements			



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Approximately 361 acres of new parkland has been acquired since adoption of the *1996 Comprehensive Plan* (see Appendix). Substantial acreage has been added to Cardinal Run Park, which now totals over 215 acres. This community park, located off of Parkers Mill Road, is being developed with recreational facilities and is touted by many as a “showcase” park. Shillito Community Park has been expanded by 15 acres. New neighborhood parkland has been acquired at Northeastern (0.7 acres), Masterson Hills (12.4 acres), Pleasant Ridge (11.1 acres), former GTE property on Higbee Mill Road (8.1 acres), at Dogwood (18.6 acres), and on Liberty Road (15 acres). Special facility lands were acquired for Picadome Golf Course (104.8 acres) and for the Athens Ballfield Complex (15 acres). Significant greenway acquisition and planning activity is also underway and may be found in Section 4.3 of this *Plan Update*.

7.5.3 Major Needs and Current Challenges

The *Comprehensive Parks and Recreation Master Plan* identified a number of critical needs that should be addressed immediately, with the expectation of making substantial progress over the next five years. Many parks are antiquated and/or are in a state of

disrepair, and require extensive renovation in order to comply with the Americans with Disabilities Act, to responsibly address safety issues, and to render the parks useable for the purposes for which they were acquired. Proper safety surfaces are needed for numerous playgrounds. Many buildings and restroom facilities need repairs. Athletic fields at several parks need renovation. A detailed inventory of specific needs for particular parks can be found in the *Master Plan*. Overall, maintenance and renovation of parkland and facilities should be considered a major issue with critical funding needs. As noted in the *Master Plan*, renovations will need to proceed with careful planning, since it may be prudent to phase out and relocate some activities at particular parks.

Acquisition of land for community parks has been successful over the years. These parks serve several neighborhoods (with a service area of up to 3 miles), typically range in size from 30 to over 100 acres, and have more extensive facilities and a wider variety of activities than neighborhood parks. In terms of total acreage provided, sufficient community parkland has been acquired to meet demand for several years (see Exhibit 7-2 and Map 7.2). Looking specifically at each sector in Exhibit 7-2,

EXHIBIT 7-2 EXISTING PUBLIC RECREATION FACILITIES BY SECTOR LEXINGTON-FAYETTE COUNTY: 2001									
Sector	Total Acres	Existing Neighborhood Park Acreage	Existing Community Park Acreage	Existing Special Facility (SF) Acreage	2010 Desired Neighborhood Park Acreage ¹	2010 Desired Community Park Acreage ¹	2000 Population	2010 Population	2020 Population
1	15	8	6	1	10	40	4,894	5,000	5,000
2	119	59	60	0	46	184	23,503	23,000	23,500
3	216	114	102	0	81	324	40,944	40,500	40,000
4 ²	63	46	17	0	45	180	22,528	22,500	22,500
5	196	65	26	105	40	160	19,959	20,000	20,000
6 ³	672	12	660	0	12	48	1,991	6,000	7,000
7	318	59	259	0	26	104	12,948	13,000	15,000
8	60	34	26	0	36	144	14,609	18,000	21,500
9	622	82	216	324	86	344	39,578	43,000	46,000
10	347	92	228	27	80	320	39,049	40,000	41,000
11	419	68	351	0	61	244	27,808	30,500	32,000
12	24	24	0	0	12	48	609	6,000	13,000
Rural ⁴	2,230	0	225	434	25	100	12,092	12,500	13,500
Totals	5,300	665	2,174	891	560	2,240	260,512	280,000	300,000

¹ Based on the standard of 2.0 acres/1000 population for neighborhood parks and 8.0 acres/1000 population for community parks.

² Note that the 215-acre Cardinal Run Community Park (located in Sector 11D) is adjacent to Sector 4A and provides recreational opportunities to citizens living in the vicinity.

³ Note that the 660-acre Masterson Station Park was placed into this sector because it is adjacent to Sector 6 and serves the urban area.

⁴ Note that 471 acres of nature preserve land, the Raven Run Nature Preserve, and 1,100 acres of Kentucky Horse Park land are added to the existing rural park total. Rural total park acres without these is 659 acres.

not all sectors have sufficient community parkland. In most cases, however, adjoining sectors have land beyond the desired amount, so that all sectors have sufficient community parkland within a reasonable distance, except the developing Sectors 8 and 12. While sufficient land for community parks has been acquired, development of some parks has been slow and should be accelerated to meet current demands and reduce overuse of some neighborhood parks. The *Master Plan* recommends that development of Shillito, Cardinal Run, Coldstream, and Briar Hill parks be given priority attention.

Neighborhood parks have been identified in the *Master Plan* as the category of parks where a shortage exists throughout the County. These parks generally serve a particular neighborhood, are typically between ten and twenty acres in size, and include both passive and active uses. Ideally, they are sited to serve the population within a ½-mile radius of the park, which allows convenient access by walking, jogging or biking. In terms of gross acreage of neighborhood parks provided, there is actually a surplus of parkland available in most Planning Sectors (see Exhibit 7-2). This determination is based on the standard of providing, at the minimum, 2.5 acres of neighborhood parkland for every 1,000 residents. However, looking just at acreage does not address the issue of how accessible the parks are. Existing neighborhood parks and the associated ½-mile service areas are shown on Map 7.3. As is evident, there are a number of areas in Lexington-Fayette County that are not located within ½ mile of an existing or proposed neighborhood park. This deficiency appears to be most serious in the planning area outside New Circle between Bryan Station Road and Liberty/Todds Road. The deficiency of parks in this area will improve in the near future by the addition of a neighborhood park and school site along Liberty Road in the Hamburg development. Efforts to alleviate neighborhood park shortages throughout the County should be continued.

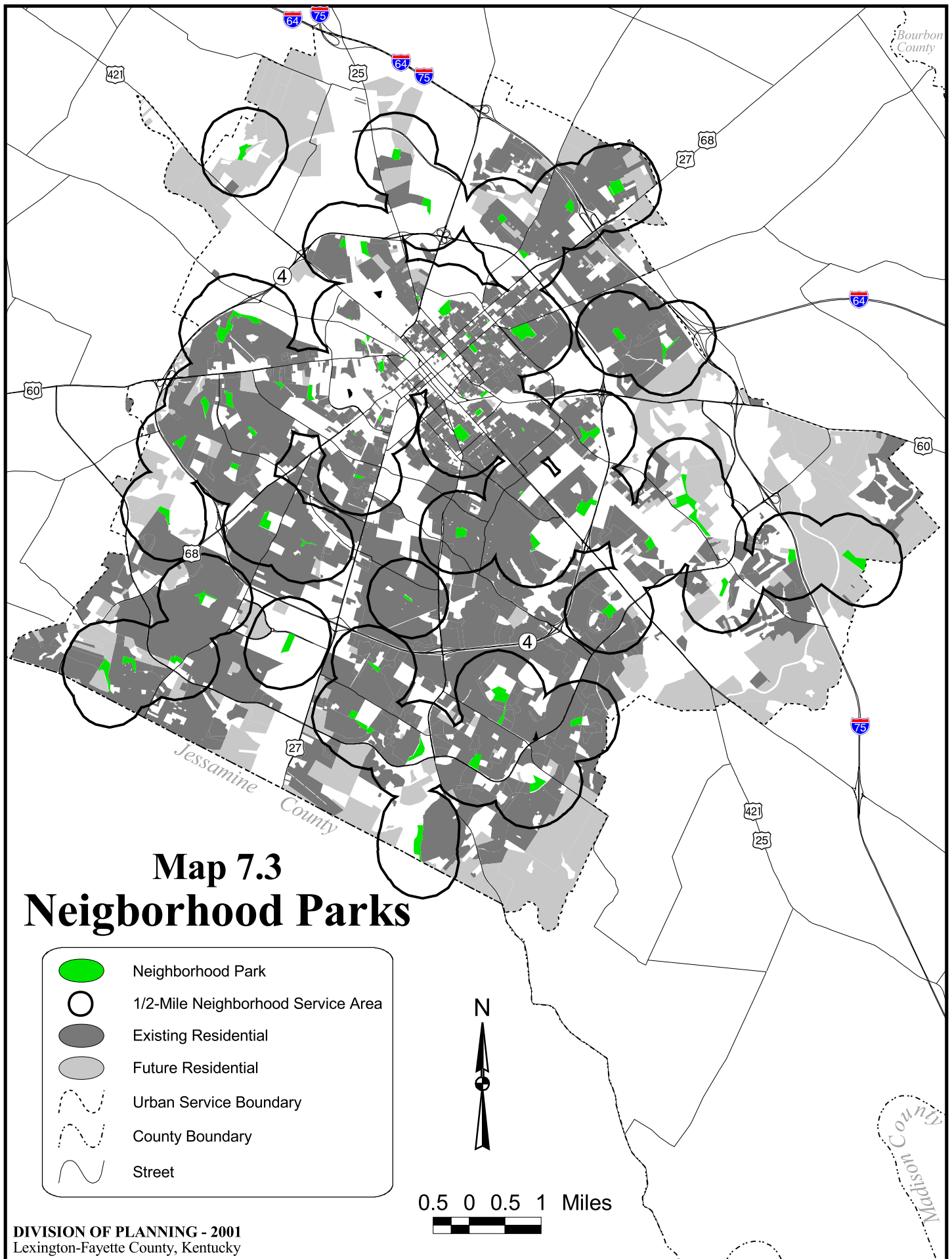
Some of the gaps related to the need for neighborhood parks are met through a cooperative arrangement between Parks and Schools throughout the urban area. Parks works extensively with Schools to operate programs at some school

facilities. Occasionally this results in cooperative physical improvements to the facilities as well. This cooperation is essential and should be improved to meet the needs of residents and neighborhoods beyond the half-mile radius depicted on Map 7.3.

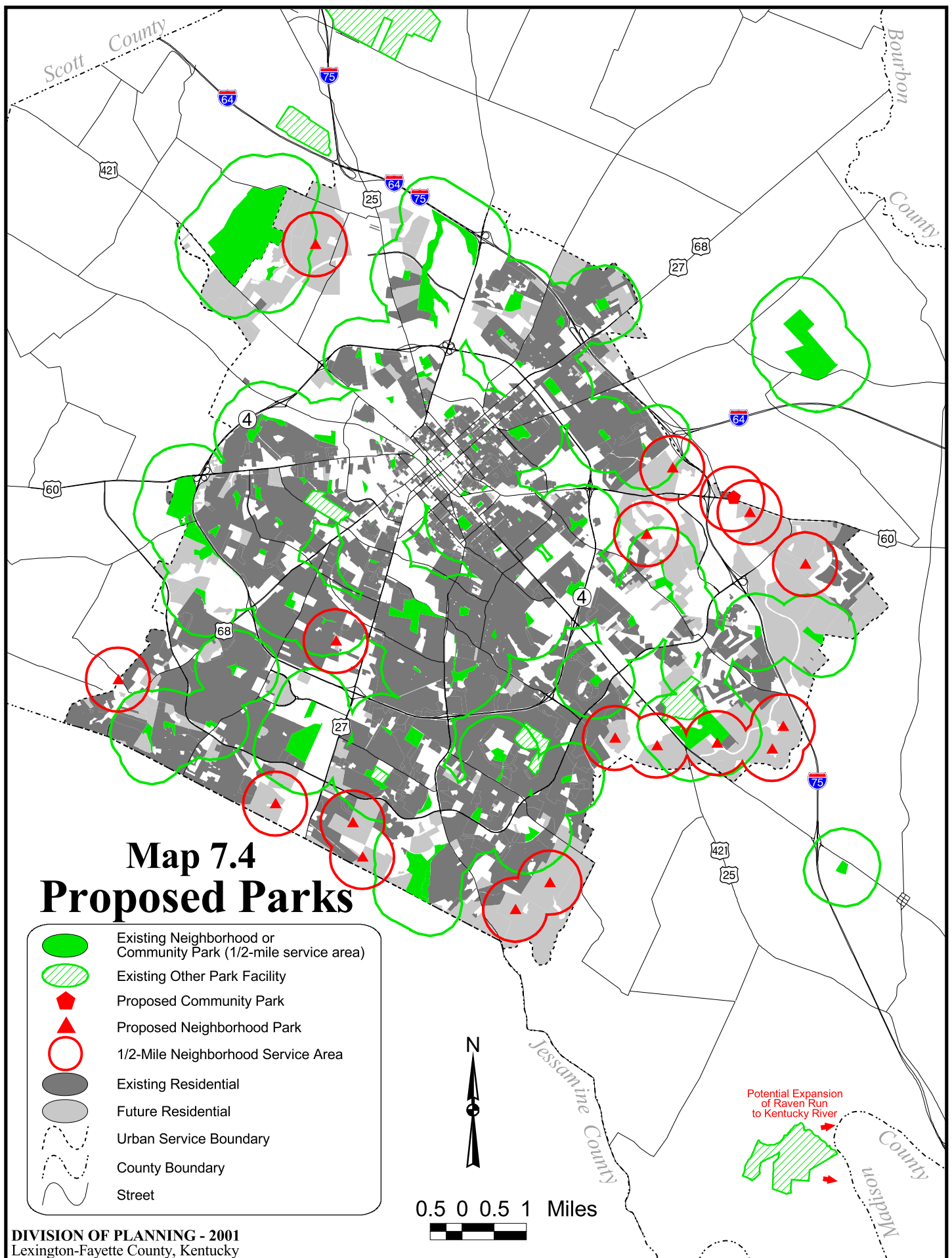
7.5.4 Looking to the Future

Acquiring new land for future parks and recreation needs must continue with determination and perseverance (Map 7.4). Predicting where future demands will be greatest is a difficult task that has traditionally focused on projecting where population will be growing the fastest. Predicting future demands for parkland based on population projections alone can be misleading and may not accurately portray areas where new parkland is or will be needed. Demographic makeup of particular neighborhoods and location of other open space features are critical factors that must be considered in conjunction with population trends. Neighborhoods with many retired persons have different recreational needs than those with lots of families and young children. With respect to neighborhood parks, some deficiencies and future needs can be met by existing and planned community parks, as well as by greenways and other greenspace. Good planning and management of community parks, with a balance provided between passive and active recreation, can result in those parks fulfilling “neighborhood park” type needs for adjoining residential areas. Establishing greenway connections is an excellent opportunity to not only protect environmentally sensitive areas and expand passive recreational opportunities, but to also increase accessibility to neighborhood and community parks that otherwise might not be accessible via walking or biking. While it is beyond the scope of this plan to address these factors in detail, they must be taken into consideration when priorities are established for new acquisitions of parkland.

According to the *Parks Master Plan*, acquisition of community parkland does not appear to be a critical need over the next ten years. The location and development of the existing community parks have allowed some of them to function as “gateway” parks, as recommended in the *1996 Comprehensive*



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DIVISION OF PLANNING - 2001
Lexington-Fayette County, Kentucky

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Plan. In this role as a gateway, the parks not only provide outstanding recreational opportunities, but also help to define the physical urban edge of Lexington-Fayette County. Future community parks should continue to emphasize this concept. As becomes apparent in the review of Map 7.2, there is a need for a community park on the east side of the urban area to meet the growing population needs in the Hamburg area, as well as the Expansion Area along Winchester Road. While potential undeveloped community parkland does exist at Briar Hill, which the *Parks Master Plan* recommends developing to meet the needs of this area, this *Plan Update* recommends the development of a “gateway” Community Park near the intersection of Winchester Road and Hume Road as a preferred alternative to meet the active and passive recreation needs of this growing area.

The *Parks Master Plan* also notes that, as existing community parks are further developed, serious consideration should be given to establishing community centers at some of these parks. These centers would have meeting and program space, a gymnasium, arts space, health and fitness facilities, staff offices, and in some cases indoor and outdoor swimming pools and racquetball courts. The *Master Plan* recommends that community centers be built in the vicinity of Shillito, Cardinal Run, Coldstream, and Lakeview Parks. In order to further promote the “community concept” that is discussed in other chapters of the *2001 Comprehensive Plan Update*, additional community centers are recommended in the vicinity of the Tates Creek School complex, Castlewood Park, and the previously proposed community park near Winchester Road. Additionally, the feasibility of coordinating community centers with high school complexes should be assessed. At least one community center should have an indoor swimming pool, which would be the first such pool for public use in Fayette County.

Based on population projections (as well as current deficiencies), it appears that demand for additional parkland will be highest in the neighborhood park category over the next 10 years, particularly in the developing neighborhoods outside New Circle Road (see Maps 7.2, 7.3, 7.4 and Exhibit 7-2). New acquisitions in those areas should be a priority over the next few years. The Division of Parks and Recreation maintains an ongoing list of proposed or potential parkland acquisition that is utilized in prioritizing capital expenditures for the Division. Nature preserves in Lexington-Fayette County are currently limited to Raven Run in the Rural Service Area and McConnell Springs off Old Frankfort Pike. The *1996 Comprehensive Plan* recommended that Raven Run be expanded along the Kentucky River to a minimum of 1,000 acres. The Citizen Input Committee that assisted with preparation of the *Comprehensive Parks and Recreation Master Plan* considered the purchase of additional natural areas to be a high priority. The acquisition of land along the Kentucky River was also reinforced in other plans, including the *Rural Service Area Land Management Plan*. In 1999, Raven Run expanded by approximately 97 acres to a total of nearly 471 acres. Considering the outstanding success of McConnell Springs and the rapid rate of growth of Fayette County, expansion of Raven Run and acquisition of new nature preserves is clearly a necessity. Efforts along these lines should be continued as new funding is secured. With pending adoption of a *Greenway Master Plan*, and recent implementation of the Purchase of Development Rights program, new land acquisitions could be combined with greenway corridors and preserved farmland to create a truly spectacular system of nature preserves and associated greenspace.



7.6 PUBLIC SCHOOLS

Fayette County Public Schools' motto has long been "A Tradition of Excellence" and the community has taken pride in the superior quality of the school system. This attitude is present now as discussions focus upon ways to assure excellence in achievement for all students in all parts of Lexington-Fayette County. Coordinated efforts are underway to plan for school facilities' renovations, replacements and new construction, as well as relief of overcrowding and equitable provision of educational programs (See Exhibit 7-3). As with other community facilities, the *2001 Plan Update* discussion of schools emphasizes adequate facilities, equitably meeting the changing community needs and standards throughout Lexington-Fayette County.

Many issues are important in current planning for school facilities. Student achievement has been stated to be the overarching goal in all considerations. Within this context, school size and

class size are being discussed. Overcrowding of some schools has been noted in recent years, even with the opening of the two new elementary schools recommended in the *1996 Comprehensive Plan*. Underutilization of other schools was addressed in the last major redistricting effort, but it needs to be considered further. Very small schools can limit student achievement, as well as unnecessarily drain fiscal resources. Minimum enrollment for effective education programs is being considered during the current facilities discussions.

Nearly 100 million dollars has been spent on renovations in the last five years, but significant needs remain. The need for renovation, for maintaining a proper minimum school size and for proper utilization of facilities may tie together in constructive ways. Fayette County Public Schools' Facilities Planning Committee is considering a wide range of ideas, including merging underutilized schools requiring renovations so they may be able to combine and strengthen programs. With realized cost savings, the

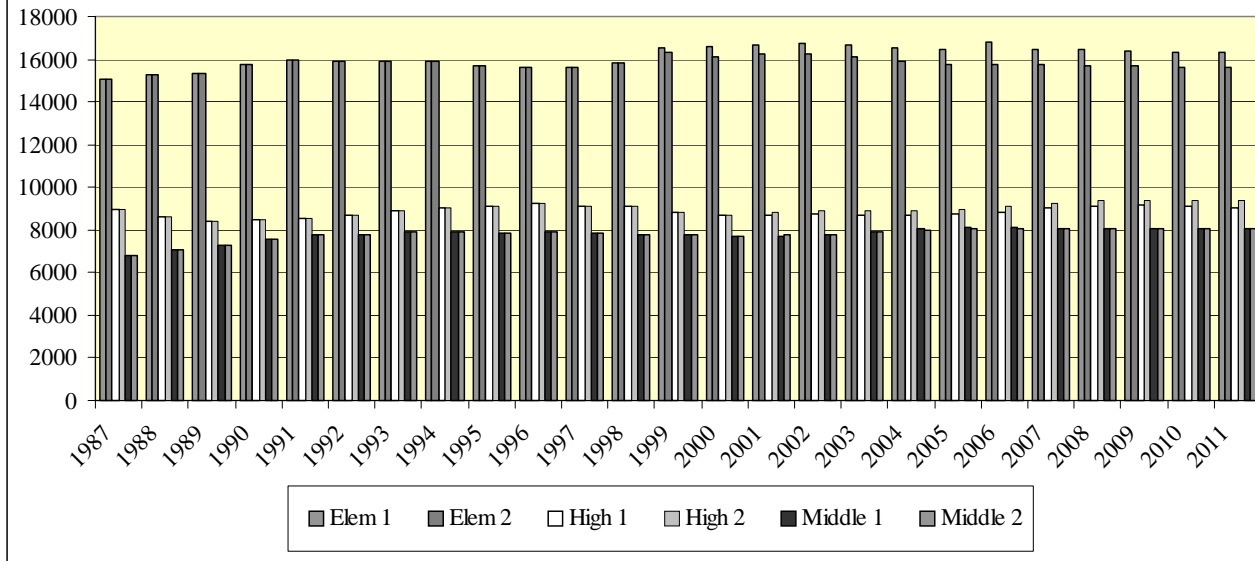
EXHIBIT 7-3 EXISTING SCHOOL FACILITIES PLANNING CONDITIONS			
High Schools	Building Condition	Enrollment	Utilization /crowding
Byran Station Henry Clay Lafayette P. L. Dunbar Tates Creek	poor / fair fair /good fair /good	large	overcrowded overcrowded
Criteria	large, overcrowded	>1900 students	>100% capacity
Middle Schools	Building Condition	Enrollment	Utilization /crowding
Beaumont M Bryan Station M Crawford M Jessie Clark M Leestown M LTMS Morton M SCAPA Southern M Tates Creek M Winburn M	fair fair poor / fair fair	large large large large	overcrowded overcrowded overcrowded overcrowded
Criteria	large, overcrowded	>750 students	>100% capacity
Note: This exhibit is based upon capacities and enrollment in 2000-2001 school year. The results shown should not be used as general indicators; they would differ somewhat in other years. The building conditions are preliminary indications of buildings requiring attention.			

EXHIBIT 7-3 (CONTINUED)			
EXISTING SCHOOL FACILITIES PLANNING CONDITIONS			
Elementary Schools	Building Condition	Enrollment	Utilization /crowding
Academy at Lex		small	underutilized
Arlington	poor / fair		
Ashland		small	
Athens	poor / fair	small	
B. T. Washington		small	underutilized
Breckinridge	fair		
Cardinal Valley	fair	large	overcrowded
Cassidy	poor / fair		overcrowded
Clays Mill	fair	large	overcrowded
Deep Springs			
Dixie			
Garden Springs	fair		
Glendover		large	overcrowded
Harrison			
J. L. Allen			
Johnson	poor / fair	small	underutilized
J. R. Ewan	poor / fair	large	
Julius Marks			overcrowded
Lansdowne		large	
Linlee	poor / fair	small	underutilized
MaryTodd	fair		underutilized
Maxwell			
Meadowthorpe	fair		
Millcreek	fair		
Northern			
Picadome			
Rosa Parks		large	
Russell	poor / fair	small	underutilized
Russell Cave	poor / fair		overcrowded
Southern Elem.		large	overcrowded
Squires		large	
Stonewall			overcrowded
Tates Creek Elem.			
Veterans Park		large	
Yates	fair		
Criteria			
small, underutilized		<300 students	<65% utilization
large, overcrowded		>600 students	>100% capacity
<p>Note: This exhibit is based upon capacities and enrollment in 2000-2001 school year.</p> <p>The results shown should not be used as general indicators; they would differ somewhat in other years.</p> <p>The building conditions are preliminary indications of buildings requiring attention.</p>			

outmoded facilities may be replaced on site or in more strategic locations. In some cases, schools needing extensive renovation may be replaced with a new school in a nearby location better able to serve both existing students and those projected to come from growth areas.

Total county-wide population growth rates have been in the 1% to 2% per year range for the last thirty years; and total population growth since 1980 has been over 55,000 persons, or nearly 28%. In contrast, the public school population peaked thirty years ago and has fluctuated between approximately

**EXHIBIT 7-4
STUDENT ENROLLMENT
(Trends & Projections)**



30,000 and 33,000 since 1980. Additionally, the current student enrollment of approximately 33,000 includes preschool and kindergarten students not included twenty years ago, and there are appreciably lower student per classroom ratios in the elementary schools. The construction of only a few new schools in the last twenty years has resulted in buildings today that are much less crowded than they were in the past.

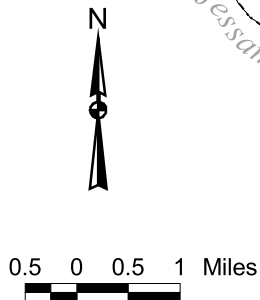
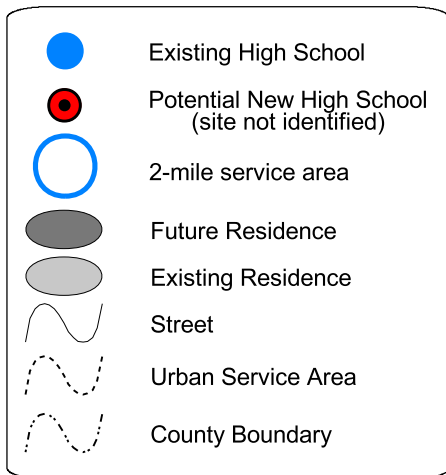
Enrollment projections are done regularly. Two alternative projections have been created recently, and both are depicted on the graph in Exhibit 7-4. These projections do not reflect full consideration of the population changes evident in the 2000 Census. Both the Census and the school enrollment statistics show greater diversity of students overall, particularly with a large increase in Hispanic students. New projections should be developed as soon as reasonably possible and utilized in long range planning decisions.

At the high school level, five high schools currently serve 8,700 students at close to full capacity (Map 7.5). Most enrollment projections show a growth of approximately 330 to 750 additional high school students over the next eight to ten years. The newest

high school, Paul Laurence Dunbar, was built in 1989; and three of the other high schools have had extensive renovations completed within the last ten years. Complete renovation or replacement of Bryan Station High School is anticipated in the near future, but the date has not been determined.

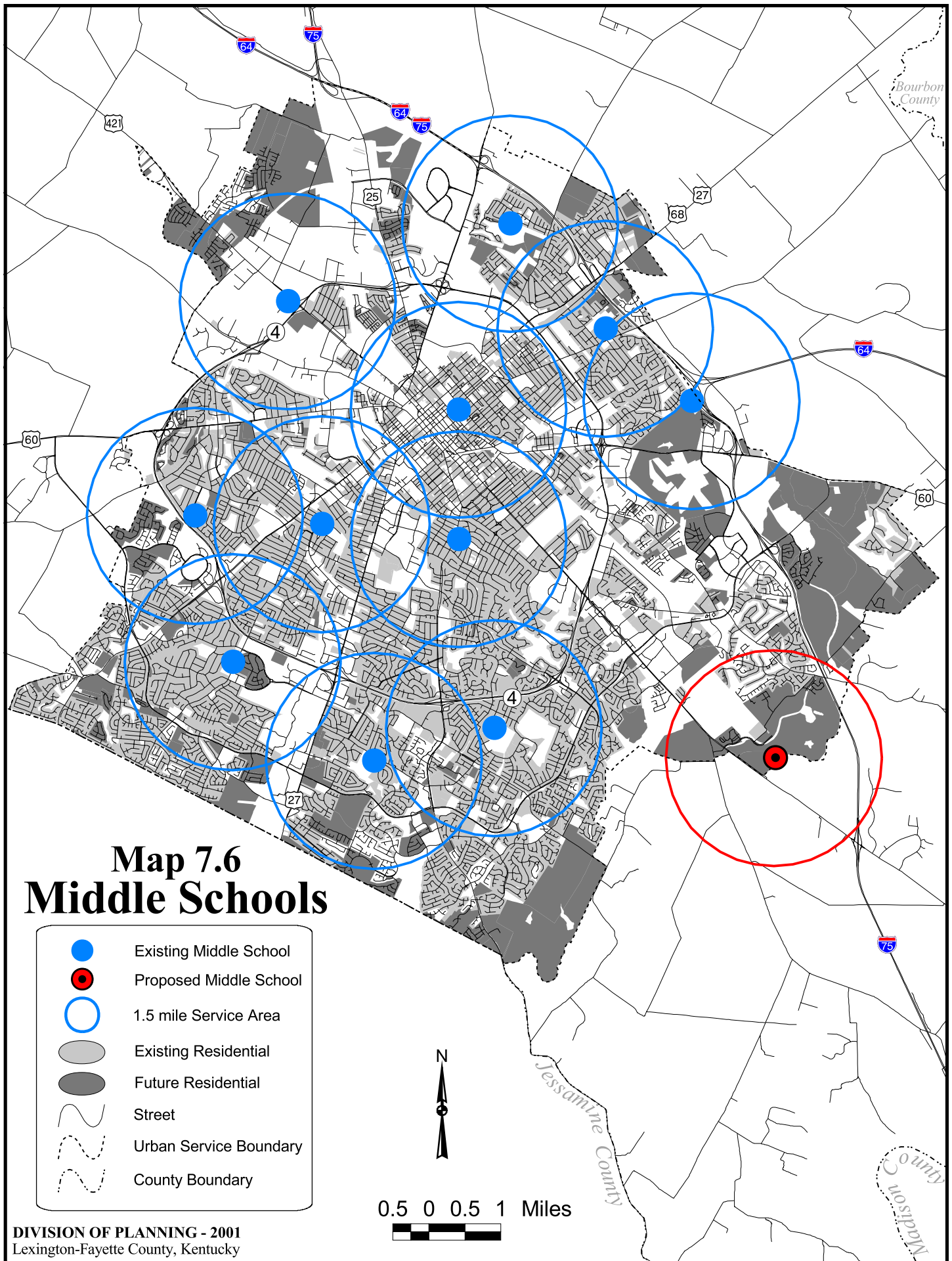
There may need to be a sixth high school built in Fayette County within the next twenty years. Establishment of an ideal or standard size for high schools in Fayette County is fundamental to determining whether a sixth high school might be needed in the future. In other words, "Should all high schools be approximately the same size, and how many students should be considered too many for one school?" With current projections, the existing five schools would average over 1,900 students each twelve years from now. If there were six high schools, each would average close to 1,600 students. A sixth high school is not likely to be needed within the next five years; but planning and decision making for one should begin within this time period, well before it will be needed. This long range planning is important, as it may affect decisions regarding renovations or enlargements of existing schools and securing appropriate land, if needed,

Map 7.5 High Schools



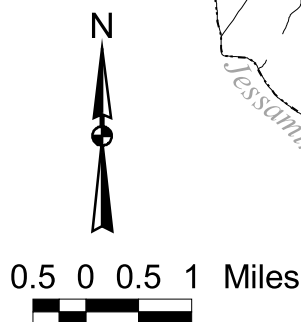
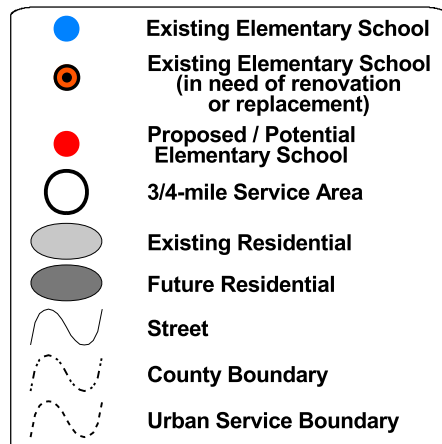
DIVISION OF PLANNING - 2001
 Lexington-Fayette County, Kentucky

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Map 7.7 Elementary Schools



DIVISION OF PLANNING - 2001
Lexington-Fayette County, Kentucky

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for a new school or an enlargement. The newly released, higher Census figures suggest that future population projections will increase. Thus, a prudent long range plan should provide for the possibility of a sixth high school within the next 20 years.

At the middle school level, eleven middle schools accommodate approximately 7,700 students (Map 7.6). After six years of continuous effort, the site for a twelfth middle school is finally secured. It should open in 2003, just as enrollments rise once again at the middle school level. Twelve middle schools should accommodate all future growth currently anticipated at this level. Renovations of several existing middle schools have been completed recently, and one to three more are under consideration in the near future. As such consideration occurs, site adequacy and locations should also be reviewed; but it is not currently anticipated that any of the existing middle schools would be relocated.

At the elementary school level, there are 35 schools accommodating over 16,000 students (Map 7.7). Over the past twenty years, enrollment has fluctuated and would have declined significantly were it not for new kindergarten and preschool age students. New schools have been required, partially because of state and local directives, to reduce class size. In a system like Fayette County's, with 35 elementary schools, a one student decrease in the average class size results in the additional requirement of one full elementary school. In the future, adding younger

students may produce larger enrollments; but without this, enrollment is expected to decline overall. If no changes in class size, building location, or other building configurations are required, then no additional elementary schools overall will be needed in the near future to meet enrollment demand alone.

Of the 51 buildings housing public school students in Fayette County, 46 were constructed prior to 1978 and are located in neighborhoods that are over 20 to 30 years old. Considerable growth has occurred in Fayette County since 1978, particularly in southern Fayette County. The three new elementary schools (Veterans and Rosa Parks in the 1990s and Squires in the late 1980s), Dunbar High School, and the proposed new middle school off of Athens-Boonesboro Road are located to serve this growing population.

All of the elementary schools over 20 years old have either been renovated since 1985 or are now under serious consideration for renovation in the near future. Approximately eight elementary schools appear to merit extensive renovation, replacement, or merger with another school. Educators debate and generally agree that 300 students is a desirable minimum enrollment for a full elementary school program. Seven elementary schools have less than that amount, including five of the eight requiring extensive physical renovation. Three of these eight schools are located within one mile of each other, just north of Downtown. Due to building code

changes and changes in educational standards, building renovation cost estimates in Lexington often run very close to new building construction costs. Extensive renovations should be planned; and after consideration of other factors, as noted below, all buildings should be renovated, merged, fully maintained, or replaced. Where existing neighborhood schools are under major renovation or reconstruction, there may need to be flexibility applying some of the proposed infill and redevelopment standards.

For many reasons, ranging from farsighted school building construction decisions in the sixties to the compact manner of Lexington's urban growth and declining household size, the major residential growth of the 1980s and 1990s was accommodated with construction of the three new elementary schools discussed above. Lexingtonians generally understand that not all neighborhoods have schools within them, especially new neighborhoods. Students are often bussed to another school, which ideally is not far away. Occasionally students have been bussed undesirable distances. This need for bussing, plus large numbers of new students in specific parts of the community, builds a case for constructing new schools, even though overall enrollment increases may not be great. The imbalance between underutilized facilities needing extensive renovation in older parts of the urban area and the under-served areas of new growth indicate that new construction at a new location might better serve the community than extensive renovations to older, underutilized schools.

The urban area outside New Circle Road from Winchester Road to Alumni Drive is a particularly large area with no elementary schools. The 2000 Census shows that the number of persons under age 18 in this area is 5,806. A similar area inside New Circle Road, between the CSX Railroad tracks (near Liberty Road) and Nicholasville Road, has 5,760 persons under age 18 and is served by seven elementary schools. Additionally, the area identified outside New Circle Road is expected to grow by at least 700 elementary school students in the next ten years. This *Plan Update* recommends three additional elementary schools in this area.

Since 1988, comprehensive plans have shown that Linlee Elementary School should eventually be closed because of the developing industrial area around its Georgetown Road location. The rapidly developing Masterson Station residential area could benefit greatly from a new school in the neighborhood, replacing Linlee.

Several schools near downtown are small, in need of renovation and located on small sites. Somewhere in this vicinity, one or more of these schools might be replaced with a combined new elementary school on a current or better site, with modern facilities for complete education and related services.

This approach of building a new school to replace a deteriorated facility otherwise in need of extensive renovation, merits further consideration on a case-by-case basis. It may provide affordable opportunities for fully updated facilities and locating them in more appropriate long-term locations. Given that elementary school enrollment projections do not currently show significant increases, this strategy can be accomplished without adding the new costs of operating an additional elementary school. In the long range, there may still be 35 elementary schools, a few of which are new buildings in new locations.

Thoughtful consideration needs to be given to the potential reuse of existing school structures that may no longer continue to function as schools. While redevelopment of the old school facilities as community centers is one possibility, it may not always be the best use. A good example of the adaptive reuse of an old school facility can be found in the Old Midway Elementary School facility in Woodford County, where the school building was rehabilitated as senior citizen housing with a full-service restaurant and a community meeting room open to residents as well as the public. Other possibilities may include an efficiency apartment complex and/or dormitory type facility with support facilities for migrant farm workers. Generally one may expect residential rehabilitation of medium or high density residential, as the Planning Commission may determine appropriate in each specific case. Buildings in great disrepair may be removed, making the land available for compatible residential infill

redevelopment. Standards and densities for such development are discussed in the *Residential Infill and Redevelopment Policies*.

Efforts need to continue to be made to coordinate land use planning and school facilities planning. Schools serving urban neighborhoods should be located well to enhance those neighborhoods. Coordinated planning well before development occurs in new growth areas is critical if land is going to be made available at a reasonable cost to Fayette County Public Schools. Particularly with the high visibility and important consideration of neighborhoods, schools and community development, there should be very significant efforts to share information, coordinate activities, and to seek and respond to comments on issues and potential discussion of common concern.

7.7 LIBRARIES

The Lexington Public Library (LPL) facilities are an essential part of the community and enhance the “quality of life” for Urban County residents. The library facilities provide a “place and a space” where people can enjoy reading, viewing works of art, attend cultural events, and explore the “information superhighway.” Also, the libraries serve as a functional location to hold meetings, educational classes, and perform personal and professional research. Located in Downtown Lexington on Main Street, the Lexington Public Library Central Reference Department (3rd Floor) includes four service areas for library patrons: (1) *The Kentucky*

Room; (2) *The Reference Collection*; (3) *Telephone Reference*; and (4) *Periodicals*. The department also provides two special services: *Inform* - a database of community information and *Interlibrary Loan* - a service that allows library users access to books and periodicals not available in the LPL system.

The Lexington Public Library is working to decrease the “digital divide” by providing computer access to library customers and directing customers to the LPL databases and internet resource links. In addition, the Lexington Public Library Computer Center provides free basic, intermediate and advanced computer training. The LPL databases and the Kentucky Virtual Library can be accessed on public computers at the Central Library and branch libraries, in addition to access by remote users. These databases, along with the many web page linkages, can be used to do research on an infinite number of subjects.

The Lexington Public Library provides its services to the residents of the Lexington-Fayette Urban County through five facilities (Map 7.8). The Central Library is located in the heart of Downtown at 140 E. Main Street, and the four branches are located around the city as follows: *Beaumont Branch*, 3080 Fieldstone Way (opened in 1998); *Eagle Creek Branch*, 101 North Eagle Creek Drive (opened in 1992); *Northside Branch*, 1737 Russell Cave Road (opened 1984); and the new *Tates Creek Branch*, 3628 Walden Drive (opened 2001).

Currently, the Lexington Public Library has over 700,000 books, 14,000 videotapes, 15,000 compact discs and 21,000 audiotapes for loan or use. A smaller quantity of magazines, framed prints and audio-visual equipment are also available for loan. A large selection of reference materials may be used at any library location. With



over 120,000 registered borrowers, total circulation for FY 2001 was nearly two million books and/or other items. Circulation per registered borrower exceeds that of communities of comparable size (15.72 vs. 13.9), as do library visits per capita (6.4 vs. 4.3). Reflecting the desire to keep Fayette County's facilities and collections up-to-date and user-friendly, expenditures per capita also exceed that of comparable sized communities (total expenditures of \$38.67 per capita vs. \$24.55 per capita).

The main thrust of this portion of the *2001 Plan Update* is to outline the facility needs for additional or expanded branch library services. This section proposes facility improvements so that the library system may meet recommended standards for library services, while providing services at a convenient location. All of the recommended facilities are in addition to the public school, private school and University of Kentucky libraries that exist, or that are proposed, to serve Fayette County residents.

No national standards exist at this time for the provision of adequate library services to a community; however, the comparative data noted above and minimum facility standards for Kentucky public libraries do exist as a guide. State library standards recommendations for communities over 50,000 population include a minimum of 2.5 books per capita (Fayette: 3.02 total holdings per capita) and 0.6 square feet of floor space per capita, which requires Fayette County to have a minimum of 156,000 square feet (Fayette County: 176,750 square feet; see Exhibit 7-5). Keeping Fayette County in the forefront as a library service provider requires constant reevaluation, based on these comparisons and minimum standards as the population grows and shifts location within the Urban Service Area.

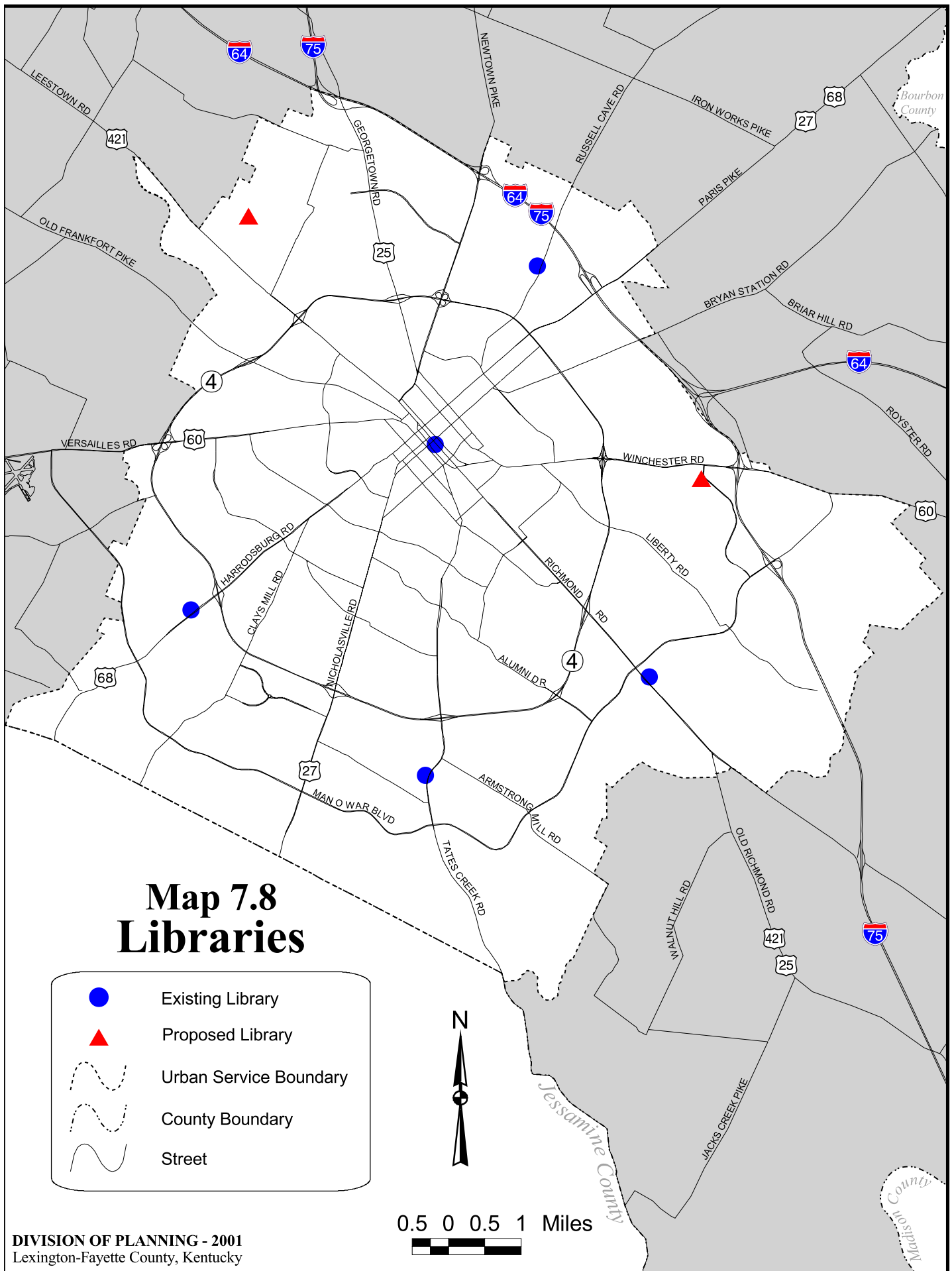
Population growth in Fayette County is expected to increase the need for branch library services. These needs are met by both additional branch facilities strategically located in significant growth areas (e.g., Beaumont), and by providing larger branch facilities to meet the growing demand at or near current branches (e.g., Tates Creek). In 2001, it was estimated that there were 260,512 people in

the County. This is projected to increase to 280,000 in 2010 and to 300,000 in 2020. The planning and library staffs jointly evaluated the direction and elements of population growth and developed the following recommendations for branch libraries to accommodate the ever-changing needs of the community.

With the continued population growth in the Urban Service Area and the Expansion Area residential areas, two additional new facilities should be planned. The first facility is expected to be needed in the eastern part of the County. This should be somewhere in the vicinity of I-75 and Winchester Road. A potential three-acre site has been identified on Sir Barton Way to serve the future residents of this area and the additional development in the Liberty Road area. The second growing area that is currently difficult to provide with full library service is the Masterson Station/Leestown Road area. It is anticipated that this area could support a full service branch library after 2005. This branch could be near a proposed neighborhood center along Citation Boulevard, between Leestown Road and Georgetown Road. The siting of future branches requires careful planning and thought. The Library Board and staff are encouraged to work closely with the Division of Planning and local neighborhoods when siting a new facility. Libraries can become an integral part of a neighborhood's social structure, creating a sense of place for the neighborhood, if well sited and properly integrated into the existing commercial, residential and/or public/semi-public land uses and the pedestrian and vehicular road network. Again, population growth should be carefully monitored to ensure proper location and timing of development of this facility.

EXHIBIT 7-5 FAYETTE COUNTY LIBRARY SYSTEM

Library Branch	Total Area (Square Feet)
Beaumont	19,750
Eagle Creek	15,000
Northern	10,000
Tates Creek	21,600
Central	110,400
TOTAL	176,750



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7.8 CULTURAL FEATURES

Recognized as the “Horse Capital of the World,” Lexington-Fayette County and the Bluegrass Region provide a scenic and unique landscape for residents and visitors. As renowned as it is for agriculture, Lexington is also a thriving city with a downtown core and urban features enumerated throughout this *Plan Update*. In addition to local education, parks and recreation facilities noted elsewhere in this *Plan Update*, Lexington-Fayette County offers innumerable regional recreational, cultural, and tourist-oriented opportunities. This Section highlights the wide variety of attractions in Lexington-Fayette County. It is not intended to be fully comprehensive, but to provide an overview of the types of attractions found in the area. References to other sources of additional related information are found in this Section as well.



7.8.1 Horse Attractions

The horse industry is an important aspect of Lexington and Fayette County’s economy and atmosphere. In addition to the scenic beauty of the roadways leading into Lexington lined with wooden plank fences and stone walls, specific horse-related facilities are attractive to local residents and tourists alike. More information related to horse attractions can be obtained from the Lexington Convention and Visitors Bureau located on East Vine Street or from their web site at <http://www.visitlex.com>.

Horse Park

The Kentucky Horse Park, a 1,100-acre state facility located in northern rural Fayette County, was created to honor the animal whose name has become synonymous with the Bluegrass. The Park features 40 different breeds of horses, the International Museum of the Horse, American Saddle Horse Museum, Polo Museum, Hall of Champions, Parade of Breeds demonstration, farrier and harness maker shops, horseback and pony rides, horse-drawn tours, 260 campsites, and related facilities. The indoor arena, steeplechase course, polo fields, and numerous dressage and show rings host over sixty of the nation’s finest horse shows and events each year including the Rolex 3-Day Event, a four-star international equestrian event.

Keeneland

The Keeneland Race Track is located in rural western Fayette County, with historic stone fences and buildings on the site. The track, a combination thoroughbred racecourse and sales company, is a National Historic Landmark. A Thoroughbred Research Library that focuses on the horse industry is located at Keeneland. Three-week thoroughbred racing meets are held in April and October. World-renowned horse sales are held in January, April, July, September and November. The public is welcome to view “early-morning workouts,” at which horses can be seen training on the track from mid-March to late November.

Red Mile

The Red Mile, a harness track, is Lexington’s oldest existing racecourse, dating to 1875. Located near the downtown Lexington core, meets are held in both the Spring and Fall. The Red Mile is the site of the Lexington Junior League Horse Show, the largest outdoor saddle horse event in the nation, each July. Floral Hall is listed on the National Register of Historic Places. Built in 1882, this octagonal structure was built for horticultural and agricultural exhibits for the Agriculture and Mechanical Association Fair. In the 1890s it was converted into a horse barn.

7.8.2 Downtown Attractions

Lexington's downtown area has a concentration of activities both in and around Downtown. Efforts are continuously being made to keep the downtown area a vital and vibrant place to not only conduct daytime activities but to provide nightlife as well. With the construction of the new courthouses at Main Street and North Limestone, significant new activity is expected in the surrounding blocks. Not only is there new construction downtown, but efforts are also made to preserve significant older structures. Many historic Lexington buildings have found new uses. Plans are also currently underway to create a downtown Cultural Arts District. More information on attractions and events in the downtown area can be obtained from the Downtown Lexington Corporation located on North Broadway or at their web site at www.downtownlex.com. Some of the more significant downtown tourist attractions are described as follows:

ArtsPlace

ArtsPlace, operated by the Lexington Arts and Cultural Council (LACC), is located in a restored 1904 Beaux Arts Classical building downtown on North Mill Street. This building houses dance and theater studios, a performance hall, a gallery, offices for five arts organizations, and an office for LACC. LACC seeks to promote central Kentucky's finest visual and performing artists and strives to provide the public with quality experiences in the arts. It provides juried gallery exhibits, the free weekly "Art a la Carte" musical performances, and public art projects like Horse Mania. ArtsPlace is listed in the National Register of Historic Places.

Carnegie Center for Literacy and Learning

The Carnegie Center for Literacy and Learning, 251 West Second Street, is located in the 1904 building

that served as Lexington's public library until the 1980s. This facility houses Operation Read, a program which assists adults in acquiring reading and writing skills; the Bluegrass Writing Project of the University of Kentucky, professional development programs for classroom teachers to help improve students' writing abilities; and the "Humanitarium: Center for Culture & Diversity," interactive educational exhibits and performing and visual arts programs which give an appreciation of the diversity of the community. Carnegie

Center is listed in the National Register of Historic Places and is a part of the Gratz Park Local Historic District.

Children's Theatre

Founded in 1938, Lexington Children's Theatre (LTC) is one of the oldest, continuously operating theatres for young people in the country. Staffed with professional actors, directors, designers, educators, and administrators, LCT's mission is to provide professional theatre experiences for young audiences and to provide quality theatre education for young people. Annually, LCT provides theatre experiences and theatre arts education for as many as 150,000 children throughout the state of Kentucky. They produce three Touring Productions that travel throughout the state of Kentucky and beyond to perform in schools, libraries, and community centers; two Discovery Series productions, designed to afford young people with professional live theatre experience in all areas; three regional performances, designed to perform in larger houses throughout the state and region. LCT also has a four-quarter, on-site Theatre School; an in-school Drama Education program; and an acting company for area teenagers, Company B, which produces two productions each year.



Fayette County Courthouse

The existing courthouse is a circa 1899 Richardsonian Romanesque-style structure located on Main Street. It is Lexington's fifth courthouse. To the west is Cheapside, a small park that has long been a center of activity. Originally a wide street, this was the site of slave auctions and abolitionists' speeches in antebellum Lexington, as



well as the site of horse sales and other trading. Activities in this courthouse will be moving to the new courthouses currently under construction on Main and Limestone. After the move, the historic county courthouse is slated to be renovated and converted into a history museum and a home for the growing UK Art Museum. The courthouse is a part of a National Register District.

Government Center

The Mayor's offices and other Urban County Government offices are located in the circa 1928 renovated Lafayette Hotel at the corner of East Main Street and Martin Luther King Boulevard.

Kentucky Theatre

Located on Main Street near the old Lafayette Hotel (now the Government Center), the Kentucky Theatre was constructed in 1922 as a "motion picture house." It was one of only 50 theaters in the country to have sound when it was constructed. The Italian Renaissance style featured marble floors, indirect lighting, mirrors, plush carpet, stained glass domes, and woodcarvings. The theatre underwent a major renovation in 1958 and then again after being acquired by the Urban County Government in 1992. The theatre now shows classics, foreign

and some first-run films, with occasional concerts. It is also home to "Wood Songs Old Time Radio Hour," an internationally syndicated live radio show.



Lexington Opera House

Originally built in 1886 and renovated in 1972, the Lexington Opera House is listed on the National Register of Historic Places. It hosts all kinds of performing arts events, including live Broadway musicals, as well as small conferences and company meetings. There is a lower level pub area that is utilized for receptions and small parties. The opera house seats approximately 1,000 (depending on technical needs) with orchestra (main floor) and two balconies, including ornate box seating on the sides. The Opera House is currently undergoing renovations and remodeling to create additional restroom and concession areas for patrons of the facility.

The Living Arts and Science Center

The Living Arts and Science Center (LASC), located on North Martin Luther King Boulevard, has been open since 1968. The Center offers art and science exhibits, classes, special events, neighborhood projects, and programs for the at-risk, special needs, and under-served populations. The property, located near downtown Lexington, includes ponds and a stream, a wildflower garden, and an outdoor classroom, on the 1½ acre site.

Victorian Square

An entire block of 19th century and early 20th century commercial buildings in Downtown was renovated to become the office, retail and dining complex known as Victorian Square, and is also home to the Lexington Children's Museum and Lexington Children's Theatre described above. The Lexington Children's Museum has a "hands-on" philosophy. Galleries feature exhibits about nature, the human heart, world geography and culture, archaeology and Lexington history. Many special programs are offered throughout the year. Victorian Square is listed on the National Register of Historic Places.

Downtown Neighborhoods, Churches, and Parks

A significant feature of Lexington's Downtown is the close proximity of many historic downtown neighborhoods. Lexington has 14 Local Historic Districts and 2 Local Historic Landmarks, including over 2,500 properties, most of which are in or near the downtown area. The historic preservation efforts of the Urban County Government are discussed in more detail in Section 5.3 of this *Plan Update*.

One unique aspect of Lexington's downtown area is the number of historic churches that continue to exist and function as active churches. The downtown churches house some of the area's oldest congregations. For example, Historic Pleasant Green Missionary Baptist Church, located on Maxwell Street, was founded in 1790 by a Virginia slave whose freedom was purchased by his congregation. It is the fourth oldest African-American Baptist church in America. The congregation first met in a stable on this site, a portion of which may still exist in the foundation of the building. It has been at its present location since 1822. Central Christian Church (Disciples of Christ), located on Short Street, traces its roots to the first Christian church in America, founded at nearby Cane Ridge (Bourbon County). The Romanesque-style church was built in 1894 and, in addition to serving a large congregation, hosts many musical performances, including chamber concerts by the Lexington Philharmonic. The Episcopal Christ Church Cathedral is located on Market Street. Its congregation dates to 1795, and parts of the building

date to the 1840s. The sanctuary includes a bronze plaque which marks the pew of Henry Clay, a 19th century statesman and Senator. The First Presbyterian Church congregation met at various locations, beginning in 1790. The Gothic-style nucleus of its present building, located on Market Street, built in 1872, was designed by popular 19th century Lexington architect Cincinnatus Shryock, who was a church member.

Downtown Lexington also features many open civic spaces, which serve as gathering places for the downtown workforce at their lunch hour and throughout the day, as well as providing additional attractions for residents to enjoy downtown in the evening. Park facilities include Triangle Park, across



Main Street from Lexington Center, with stepped, lighted fountains. Adjacent to the Fayette County Courthouse is Cheapside Park, historically the site of slave auctions, abolitionists' speeches, political rallies and "Court Days" trading. Phoenix Park is next to the Lexington Public Library on Main Street. At the east end of downtown is Thoroughbred Park, where life-size bronze horses "race" and "graze."

7.8.3 Sports and Recreation

Rupp Arena/Civic Center

This downtown complex includes a hotel, a 75,000 square-foot retail center and a 66,000 square-foot convention hall, as well as the 23,000-seat Rupp Arena, home court of the University of Kentucky Wildcats Basketball Team. Concerts and other

special events are also held in the arena. The UK Basketball Museum is located near Rupp Arena in the Civic Center.

Outside Rupp Arena is Triangle Park, a gathering place for lunch crowds on nice days. The many shops and restaurants of Victorian Square are just across the street.



Applebee's Park

The recently constructed Applebee's Park on the north end of town is home to Lexington's new professional baseball team, the Lexington Legends. The ball park is a multi-use facility, including outdoor and other community events.

7.8.4 New Government Facilities



Lexington-Fayette County Detention Center

The new Fayette County Detention Center opened in October 2000. The 71-acre site is located just northwest of the intersection of Old Frankfort Pike and New Circle Road. Design was a significant issue because of the location along Old Frankfort Pike. Old Frankfort Pike, part of the Kentucky Scenic Byway system, is a nationally recognized scenic drive through the heart of Kentucky horse farm country. The \$62 million, 400,000+ square-foot jail was designed to be compatible with the horse farm buildings and accessory structures found along the

road in terms of scale (visible from the road), setbacks, landscaping and architectural character, preserving the viewshed from Old Frankfort Pike. The state-of-the-art facility can accommodate 1,135 inmates, more than twice as many as the old Detention Center downtown, and is capable of being expanded in the future for another 2,000 beds.

New Courthouses

Two new courthouses, the District and Circuit Court Buildings, are currently under construction on Limestone Street between Barr and Main Streets. They are scheduled to open in late 2001. The new buildings will encompass 250,000 square feet and will include seven courtrooms for District Court and nine for Circuit Court. The five-story courthouses



are designed to be similar in appearance; however, the Circuit Court building (to the south) will have a circular bay and entrance portico in contrast to the rectangular bay and entrance portico of the District Court Building. Behind the District Court building, accessed off Barr Street, will be a new seven-level parking garage with approximately 520 parking spaces. The cost of the complex, including the courthouses and parking garage, is \$62.5 million.

A public plaza is proposed for the area in front of the buildings along Limestone Street, on either side of Short Street. In Spring 2001, the Lexington-Fayette Urban County Government hosted a design contest for the plaza and awarded three prizes for the top designs. These designs will influence the actual plaza development.

7.8.5 Educational Resources

University of Kentucky

The University of Kentucky's 670-acre campus, located just south of downtown Lexington, is an important asset to Lexington and the region. The University of Kentucky was established by the

2001 Comprehensive Plan

Commonwealth of Kentucky in 1865 as the Agricultural and Mechanical College of the Kentucky University. Substantial initial funding was provided by the U.S. Government through the Morrill Act, which created the land grant colleges.



The college was renamed State University, Lexington, Kentucky in 1908; and in 1916 was renamed the University of Kentucky.

Enrollment in Fall 2000 for the Main Campus, the Chandler Medical Center and Lexington Community College totaled 31,000, with students representing 115 countries and all 50 states. UK offers 98 certified degree programs that lead to bachelor's degrees; master's degrees in 96 fields; and Ph.D.s and other doctoral degrees in 62 programs.

Campus is divided roughly into three parts. North campus contains primarily residence halls and parking. Central campus is home to classrooms and offices, the W. T. Young Library, the Lucille Little Fine Arts Library, and the King Library. South campus contains additional residence halls, athletic and recreational facilities, the Chandler Medical Center, and the College of Agriculture. Further south are Lexington Community College, Commonwealth Stadium, and extensive parking.

Singletary Center for the Arts

Situated on the University of Kentucky campus, on the corner of Rose and Euclid, the Singletary Center for the Arts serves as the performance hall for the University, as well as for many community and regional events. The Center includes a 1,500-seat concert hall, a 400-seat recital hall, the President's Room, and a rehearsal room. The Center hosts an average of 380 events annually, with 115,000 patrons attending. In addition to presenting almost all of the 175 annual performances by the School of Music faculty and students, the Center presents

the University Artist Series, which brings the finest classical music artists in the world to the campus. The Center also initiated a Kentucky Artist Series, featuring regional artists, in 1999.

The University Art Museum is currently housed in the same facility, although it is slated to move downtown to the old courthouse building when it becomes available. The museum maintains a growing permanent collection of nearly 4,000 European and American paintings, sculptures, prints, drawings, photographs, and decorative arts. There are also holdings in art of the Americas, Africa and Asia.

William T. Young Library



The new William T. Young Library, which houses Social Sciences; Humanities; Life Sciences and General Library Services, opened in April 1998. It is named for Lexington businessman and horse breeder W. T. Young, whose \$5 million gift kicked off the \$21 million fund-raising campaign. The Library, which contains 361,000 square feet, has five floors plus a basement. It will seat over 4,000 patrons and houses 1.2 million volumes. It is equipped with a 182-seat computer lab, computer equipped classrooms, Audio-Visual Services, and Distance Learning Support.

This library is one part of the University of Kentucky library system, which includes 15 libraries and information centers. The University of Kentucky's library system is the 28th largest public university library. The total system houses over 2.8 million volumes; over 13,000 e-journals; over 10,000 e-books; 30,000 periodicals; and 6 million microforms. It serves as a regional depository for Government Information and houses 1.1 million government documents.

Transylvania University



Transylvania University, located just north of the Lexington downtown area, is an integral part of the community. Founded by early settlers in 1780, Transylvania became the sixteenth college in the United States and the first college west of the Allegheny Mountains. Its name, which comes from Latin that means “across the woods,” stems from the University’s location in the vast settlement region called Transylvania by a pioneering land company whose chief scout was Daniel Boone. George Washington, Thomas Jefferson, John Adams, and Aaron Burr were early supporters of the institution, and Henry Clay was both a law professor and a member of Transylvania’s board of trustees. The University also takes pride in a distinguished roster of alumni who have helped shape American history, including Stephen Austin, Jefferson Davis, Cassius M. Clay, two United States vice presidents, 50 United States senators, 101 representatives, 36 governors, and 34 ambassadors.

In its early years, Transylvania included a medical school, a law school, a seminary, and a college of arts and sciences. Transylvania today is a distinguished liberal arts college enrolling more than 1,000 students. Transylvania offers 24 majors as well as the option of designing an individual major. The 349 new students in the 2000-2001 school year formed the largest class in the school’s 220-year history. Transylvania’s full-time enrollment for 2000-2001 was also the highest ever, with 1,083 students.

Also located on the Transylvania University campus is the Patterson Cabin, which was built around 1783 by one of Lexington’s founders, Robert Patterson.

Morrison Chapel, the school’s Greek Revival style building, now used as administrative offices, was built between 1830 and 1834. Its designer was Gideon Shryock, one of Kentucky’s leading early 19th century architects. Morrison Chapel is depicted in the center of the seal of the Lexington-Fayette Urban County Government. Morrison Chapel is a National Historic Landmark.

7.8.6 Historic and Cultural Attractions

There are numerous historic and cultural attractions throughout Fayette County. Information related to Historic Landmarks, National Register Properties and Districts, and the efforts of the Division of Historic Preservation are detailed in Section 5.3 of this *Plan Update*. The following listing is in no way complete. It provides some detail regarding some significant historic properties in the Lexington urban area. More information on historic preservation efforts in Lexington-Fayette County, as well as additional historic sites, can be obtained from the Division of Historic Preservation located in the Government Center Building at the corner of Martin Luther King Boulevard and East Main Street.

Lexington Cemetery



The Lexington Cemetery is nationally recognized as one of America’s most beautiful arboretums and is listed in the National Register of Historic Places for landscape design. Two self-guided walking tours are available: the historic tour, through the oldest section of the cemetery, includes the burial sites of Henry Clay, General John Hunt Morgan, and John Breckinridge; while the tree walk features 42 of the 200 different species of trees found within the grounds.

2001 Comprehensive Plan

Ashland

Ashland, the home of famous 19th century statesman Henry Clay, is located a short distance from downtown Lexington on an 18-acre wooded estate. Henry Clay was an important statesman and famous orator in early 19th century American politics, a U.S. Senator, Speaker of the House, Secretary of State and three time Presidential candidate. In his home city of Lexington, “Harry of the West” was a respected lawyer and a revered and leading gentleman farmer. Although most of the 600 acres of his “beloved Ashland” are now a residential neighborhood, about 18 acres are preserved as a



National Historic Landmark. Ashland is an Italianate-style house built for Henry’s son James. The house where Henry Clay lived from 1809 until his death in 1852 was torn down in 1857. Some of its materials were used in the new Ashland, and the floor plan is very similar. Guided tours of the estate include the house, filled with Clay family belongings and memorabilia, and interesting outbuildings such as two ice houses, a dairy cellar, the original privy, and a traditional English garden

Mary Todd Lincoln Home

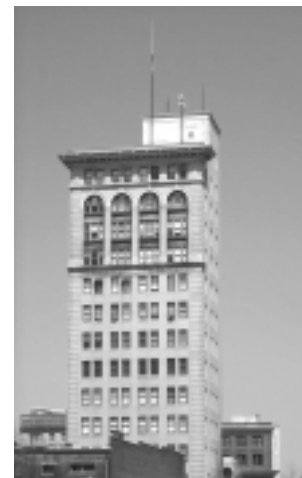
This late Georgian-style brick house, built as an inn between 1803 and 1806, is the site of the nation’s first tribute to a First Lady. In 1977, the home was restored to reflect the Todd family’s residency and includes a period herb and perennial garden in the rear yard. Mary Todd, who would become Mrs. Abraham Lincoln, was born in Lexington in 1818. Her father, Robert Todd, was a successful cotton merchant and Whig politician. Her grandfather, Levi Todd, was one of Lexington’s founders. Her mother

died when she was six. In 1832, her father and his new wife moved the family to this brick house on West Main Street. Mary lived here until she was 21, when she went to Springfield, Illinois to live with



her sister. She and Abraham Lincoln visited the house several times. Today, Todd and Lincoln family pieces and period antiques, as well as personal possessions of Mary Todd, are on display. The house is listed on the National Register of Historic Places.

First National Building



Also on East Main Street, the First National Building is Lexington’s first “skyscraper.” The 15-story First National Building at Main and Upper streets was the tallest building between Cincinnati and Atlanta when built in 1914. This structure also has the first building façade historic easement held by the Urban County Government. This building is listed in the National Register of Historic Places and is part of the National Register District.

Gratz Park

Gratz Park was the original site of Transylvania University (now just across Third Street, at the north end of the park). Houses built in this neighborhood overlooking the park were constructed for some of the most prominent and cultured families of



Lexington's early 19th century days as the "Athens of the West." The park's statues of children were a gift from James Lane Allen, a Lexingtonian and popular late 19th century author. During the Civil War, Union troops camped here, with their headquarters at the Bodley-Bullock House across the street from the home of the family of a Confederate General named John Hunt Morgan. The park is also the site of the old library structure, which now houses the Carnegie Center. Gratz Park is listed on the National Register of Historic Places.

The Hunt-Morgan House

This brick house, listed on the National Register of Historic Places and located at 201 North Mill Street, was built in 1814 for the first millionaire west of the Alleghenies, a hemp merchant named John Wesley Hunt. Among Hunt's descendants was Confederate



General John Hunt Morgan, the leader of "Morgan's Raiders." Local legend has Morgan riding his mare Black Bess up the front steps, stopping to kiss his mother in the hall, and galloping out the back door—with Union troops in hot pursuit. Morgan's nephew, Thomas Hunt Morgan, born in Lexington in 1866, would become the first Kentuckian to win a Nobel Prize for his work in genetics.

Architecturally, the Hunt-Morgan house is a Kentucky adaptation of the Federal style. It features a large, impressive entrance door with leaded fanlight and sidelight windows; reeded woodwork and doorjambs; carved mantels; and a three-story cantilevered staircase.

Latrobe House (a.k.a. Pope House)

The Latrobe House, also known as the Senator John and Eliza Pope Villa, owned by the Blue Grass Trust for Historic Preservation, is located on Grosvenor Avenue near Downtown. This house, currently



undergoing major restoration, is one of only three remaining homes in America designed by Benjamin Henry Latrobe. Latrobe designed the U.S. Capitol building in Washington, and is known as the "Father of American Architecture." He is considered America's first trained professional architect. The house in Lexington was designed for a prominent early Kentucky politician in 1811. One significant architectural feature is a rotunda set in the middle of the square house plan. Over the decades, however, the house's facade and interior were greatly altered and remodeled. In 1987, during the cleanup from a fire, it was discovered that the house was built exactly to Latrobe's original design, which makes the house

2001 Comprehensive Plan

even more architecturally significant. Restoration plans include restoring the facade to its 1811 appearance and restoring the original interior layout.

Loudoun House

The Gothic villa, listed on the National Register of Historic Places and located on Castlewood Drive in northern Lexington, is considered one of the finest Gothic Revival villas in the South. It was built in 1849-1850 for Francis Key Hunt, who chose one of the leading architects of the time, Alexander Jackson Davis of New York, to design his house.



Davis, who had designed many of the mansions in New York's Hudson Valley, designed a romantic, castle-like villa with towers and turrets. Owned by the County since the 1930s, Loudoun House is currently home to the Lexington Art League, which uses it as an exhibit space and for special events. A \$1.4 million grant was received in 2001 for the purpose of renovating the Loudoun House. Currently a gym built next to the house is utilized as a small community center. There is interest in building a new larger community center in the future and allowing the Art League to also expand into the 1930s gym.



Waveland

Waveland was built in 1847 for Joseph Bryan, a great-nephew of Daniel Boone. It is considered an excellent example of Greek Revival architecture. It

has Ionic columns and a portico, frieze work patterned after those on the Acropolis in Greece and 14-foot ceilings. Before the Civil War the farm was a hemp plantation. Along with the house itself, slave quarters have been restored and all are shown as a house museum listed on the National Register of Historic Places.



McConnell Springs

McConnell Springs is a 25.5-acre nature preserve, located off Old Frankfort Pike. Originally a campsite for the first settlers in the Bluegrass, this park features an array of historical and environmental features. Over 2 miles of trails have been constructed through the park featuring natural springs, restored limestone fences originally constructed in the early 1800s, the remains of an historic grist mill and farm, and a quarry, from which most of the stone for the buildings on the site was taken. The focal point of the area is the sinking springs, a series of emerging and disappearing springs, unique to Fayette County. Two ancient burr oaks stand as a testament to the native vegetation prior to European settlement.

McConnell Springs lies within a tract of land claimed by William McConnell in 1775. Through the years, the area was the site of the Trotter Gunpowder Factory, a grain mill, a supplier of water to distilleries and the livestock operations of the Cahill family farm. As the site was about to be redeveloped, it was purchased and preserved as a natural and historic site.

7.9 PUBLIC SAFETY

7.9.1 Police Protection

The Division of Police currently has approximately 482 sworn personnel and more than 230 civilian personnel to serve a population of over 260,000 and 284 square miles of jurisdiction. Recently, the Bureau of Patrol instituted a new Patrol Sector Plan to enhance the quality and responsiveness of police services throughout the community. In order to better affix geographical responsibilities, Fayette County was divided into three Sectors, with a Captain responsible for a specific geographic area: West Sector, Central Sector, and East Sector (Map 7.9). The Patrol Sectors were defined by establishing, as closely as possible, boundaries in which the need for services would be evenly distributed. This



evaluation is a continuous process, and boundaries may be changed as the demand for services shifts from one Sector to another. In addition to Squads assigned to beats within the Sectors, each Sector has a Special Assignment Squad that may be used to address specific problems within the Sector. Each of these Special Assignment Proactive Squads are comprised of one Sergeant and six police officers, which utilize various patrol methods to protect their area.

Special patrol options, such as the Bike Patrol and Mounted Patrol, provide the Sectors with a variety of ways to serve the community. The Police Cyclist Unit was established in 1995. It was originally staffed with six volunteer members, who were assigned to the city's housing areas. The unit's goal was to reduce street crimes and build community relations in these areas. This unit has grown to 108 trained officers and fifty-four bicycles. Currently, the unit is evenly divided between the city's three Sectors, with three bike officers permanently assigned to the downtown area. The bicycles are utilized year round in other neighborhoods for various assignments, such as neighborhood patrols, low-profile patrols, special events, and narcotic enforcement.

The Mounted Patrol Unit began in 1982 with four officers and primarily patrolled the Main Street/Downtown area of Lexington. Currently the Unit has grown to nine officers and a Sergeant, patrolling the Bluegrass-Aspendale housing development and Downtown Lexington. Mounted Officers specialize their patrol in two main areas of police work: Crowd Control and Special Events. The unit currently has 11 horses with a mixture of Quarter horses, Thoroughbreds, Percheron and a North American Racking Horse.

Other special programs relate to the Police Canine Unit, School Security, the new Neighborhood Officer Program and the Emergency Response Unit. The Police Canine Unit was established in 1962 and is the oldest in the state of Kentucky. It is composed of one Sergeant and five officers and provides canine support services to all Bureaus of the Division of Police. The Division of Police also has a Lieutenant and five officers assigned year round for school security. These officers are used at various

schools to coordinate efforts with the Fayette County School Security to address the growing needs within the school system. The Bureau of Patrol started a Neighborhood Officer Program in May 2001, which consists of one Sergeant and seven officers. The officers are assigned to neighborhoods that have numerous community problems. The officers work with other LFUCG Divisions and the neighborhood residents to address these problems. This is a total government approach to addressing and correcting problems within the neighborhoods. The Bureau of Patrol also supervises the Emergency Response Unit, which is staffed by highly trained volunteers from various assignments throughout the Division of Police, with one full-time coordinator. This unit is used to address high-risk situations such as barricaded persons, or conducting raids on drug assignments where weapons may be involved.

Ensuring that adequate staffing and equipment are available to provide good quality police services to the growing Lexington-Fayette County population continues to be an issue that the Mayor and Council must address in spite of budget issues. Provision of a safe and secure living and business environment is a critical component of ensuring that Lexington has a good quality of life for all of its citizens.



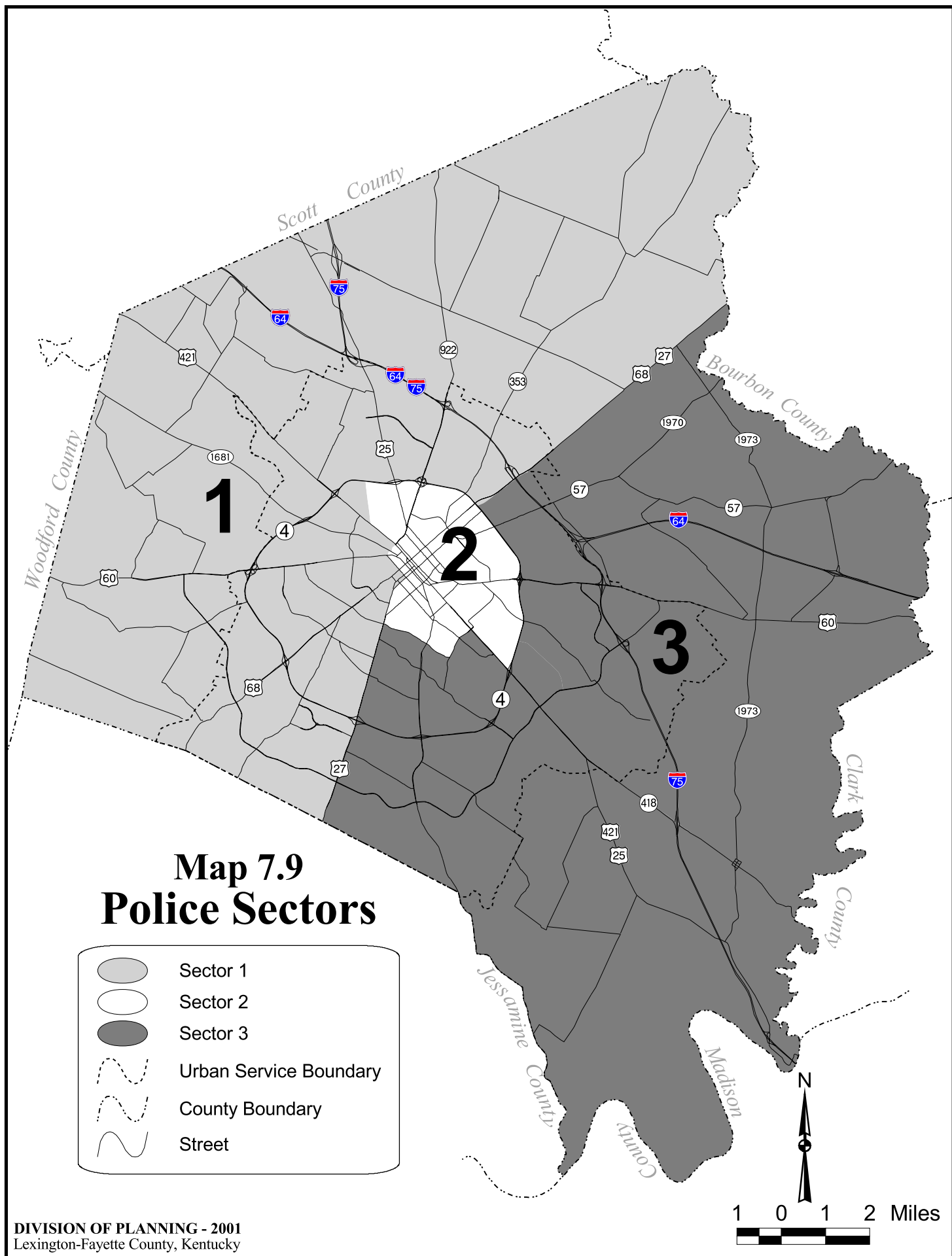
7.9.2 911

Lexington-Fayette County has recently completed a \$1.5 million overhaul of the city's police communications operation. New equipment and increased staffing in communications mean that more calls are being answered faster, officers are being dispatched with even greater efficiency and police are better able to communicate back to headquarters once they arrive at the scene. The volume of calls to police communications increased by nearly 50 percent between 1989 and 1999 with 393,967 calls for service in 1989, compared to 740,319 in 1999.

Additionally, in late 1999, the new equipment allowed local police to accept 911 calls directly from cell phones; calls that had previously been routed to state officers. Each of the cell phone providers has to decide on this local option, allowing police to respond in their own community. A total of 6,524 cell calls were received in the first three months, even though all cell phone companies were not signed on for the entire time.

Recently implemented, enhanced 911 merges the use of the Geographic Information System (GIS) with police dispatch. This system allows callers' addresses to be identified by their phone number when they call into 911, thereby enhancing response times and assisting callers who are unable to communicate their location to the dispatcher.

Additionally, a new "CityWatch" system is in place in case of environmental emergencies. This system can deliver hundreds of emergency messages to telephones, cell phones and faxes in any part of the city within minutes. The \$35,000 computer and software were installed in Police Headquarters, where backup power is available to operate it and other 24-hour warning systems.



DIVISION OF PLANNING - 2001
Lexington-Fayette County, Kentucky

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7.9.3 Fire Protection

Fire protection is provided to the residents of Fayette County by 21 fire stations, which comprise the Division of Fire and Emergency Services (Map 7.10). The Division is staffed by over 430 sworn personnel and 34 civilian employees. Three of 21 stations are located in the Rural Service Area (RSA), while 18 serve the growing urban population. The most recently opened stations, Beaumont and Mapleleaf, serve areas with recent population growth and related needs. One additional urban station, slated for construction in the next few years, will be located at Veterans Park. It is anticipated that two additional stations will be needed as urban growth continues as planned within the USA boundary. These areas of need are the rapidly growing area south of Winchester Road near I-75 and the Masterson Station area.

Different types of equipment and related staff serve each of the existing stations. Six stations contain aerial trucks. Of these six, the aerial units housed at East Third Street, Woodland Avenue, and Beaumont include 105-foot trucks, serving the taller structures in the downtown area, while the other aerial units house 75-foot trucks. All stations except the Merino Street station also house Engine Companies. At the present time, seven of the existing stations also house Emergency Care Units (see Exhibit 7-6).

On the basis of insurance company criteria related to distance from fire stations, response time, loss

record, adequacy of the water supply (line size, water pressure, and availability), Lexington-Fayette County has received excellent insurance safety ratings. Ratings vary for individual houses or businesses, based on distance to a station and water availability. Service area for engine companies is considered to be 1½ road-miles from the station; for aerial (ladder) companies, it is considered to be 2½ road-miles from the station.

The Fire Department works closely with Kentucky-American Water Company (KAWC) to ensure that an adequate water supply continues to be available. KAWC regularly checks and makes improvements to ensure adequate pressure. KAWC is also working to replace fire hydrants dating from the 1800s in some of the older parts of town

As new stations are constructed, careful thought needs to be given to the efficiency and effectiveness of the smaller older stations' ability to serve as fire response locations. One, the Merino Street Station, has already converted to an Emergency Care Unit only. Just as with schools and libraries, decisions to renovate or expand older facilities need to be weighed against the need for new facilities at different locations to serve growing areas of the community. As the staffing of new stations is the greatest long-term cost for these facilities, consideration of moving staff and equipment to newer stations rather than just creating a new station with new staff and equipment should be carefully considered. The role of the older, smaller existing facilities with overlapping service areas needs to be carefully



2001 Comprehensive Plan

thought out. Opportunities for a more limited role meeting neighborhood needs could be considered in the decision making process.

The siting of future stations requires careful planning and thought. The Fire Department is encouraged to work closely with the Division of Planning and local neighborhoods when siting a new facility. Fire stations can become an important part of a neighborhood's social structure if well sited and designed. Context sensitive design, taking into account the station's relationship to the road network, neighboring properties, adjacent uses and future land use plans for the area, can produce a facility that is integral to creating a sense of place for the neighborhood.

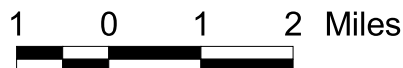
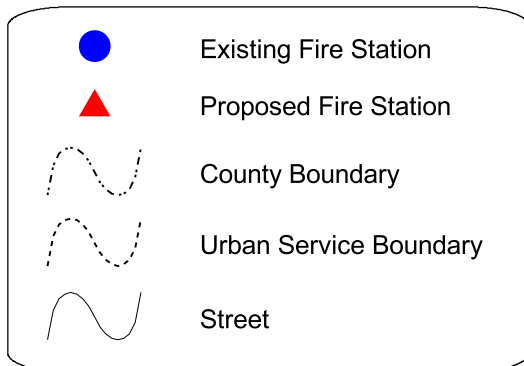


EXHIBIT 7-6

LEXINGTON FIRE DEPARTMENT STATION ADDRESSES AND COMPONENTS

Station Number	Address	Primary Planning Sector	Bordering Planning Sector	EC Unit #	Engine #	Aerial Truck #	Hazardous Material Truck #	Paramedic Present-?
1	219 East Third Street	2	1	1	1 3	1		
2	415 New Circle Road	8	2		2	5	1 3	
3	370 Merino St	1	5	6				
4	246 Jefferson Street	1	2		4			
5	300 Woodland Avenue	3			5	2		
6	501 South Limestone Street	5	3	7	6		2	
7	3315 Tates Creek Road	3		4	7			
8	1725 North Broadway	7	8	3	8			
9	2234 Richmond Road	3		2	9			
10	1128 Finney Drive	2	7		10	3		
11	1626 Harrodsburg Road	4			11			
12	399 Southland Drive	4			12			
13	1432 Leestown Road	5			13			
14	1530 Roanoke Road	4		5	14			
15	3308 Shillito Park	11			15			Yes
16	3700 Man o' War Blvd.	9			16	6		Yes
17	4113 Winchester Road	Rural E			17			Yes
18	7155 Richmond Road	Rural SE			18			Yes
19	3450 Huffman Mill Pike	Rural N			19			Yes
20	3001 Arrowhead Dr	11			20	4		
21	3191 Mapleleaf Dr	9			21			
22	Future Veterans Station	10						
23	Future Hamburg Station	8						
24	Future Masterson Station	6						
Training Center	1375 Old Frankfort Pike							
Fire Investigation	183 Georgetown Street							
Fire Prevention	219 East Third Street							

Map 7.10 Fire Stations



DIVISION OF PLANNING - 2001
Lexington-Fayette County, Kentucky

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7.10 SOLID WASTE

The Division of Solid Waste provides curbside service to approximately 70,000 households and businesses. Refuse is collected twice per week. Customers receive a 95-gallon roll cart, which has been named “Herbie the Curbie.”

Additionally, over 43,000 households participate in the city’s recycling program. This once-per-week collection service is offered to all residents within the Urban Service Area at no additional charge. The 40-gallon recycling container has been named “Rosie” and is designed to make recycling simple and

convenient. Inside “Rosie” are four separate removable compartments for glass containers, aluminum and steel cans, newspapers and mixed grades of paper. In addition, residents are provided with a large mesh bag for plastics: 2-liter beverage bottles; milk, juice and water jugs, plus detergent and bleach bottles. The Division of Solid Waste is in the process of beginning to refurbish the recycling center and go to a simpler recycling system, involving only separating out glass products. All recyclables will be co-mingled in a 60-gallon cart, except for glass, which will be separated into a small bin that will rest inside the cart on the top lid. This system will be phased in over the next 2 years.

In addition to curbside pick-up of recyclables, customers may drop off recyclables at the Recycling Center located on Thompson Road off of Old Frankfort Pike. Recyclables are also collected at the Haley Pike Landfill site from rural customers who do not have curbside pick-up of recyclables. The Recycling Center is a multi-county operation coordinated by the Bluegrass Regional Recycling Corporation (BRRC). In addition to processing

Lexington’s recycling materials, recyclables from 17 other counties are shipped through the facility as a part of a regional agreement. Space is provided to house the central offices of the BRRC at the Recycling Center. The BRRC acts as a regional processing and marketing cooperative for the participating municipal and county governments in Cen-



tral Kentucky. The BRRC and its participating communities have recycled over 107,000 tons of materials since 1991.

Most recently, the Division has initiated a program to collect yard waste. Residents can choose between sturdy 30-gallon paper yard waste bags or a specially designed 95-gallon yard waste cart named “Lenny.” Either container is free to urban residents who receive LFUCG garbage collection. Pick-up is once a week, corresponding to the recycling pick-up day. Yard waste includes organic material from yards: grass clippings, leaves, shrub trimmings, and tree limbs. Yard waste is one of the largest waste components to come from our homes. Although yard waste is not garbage, it makes up about 18% of the waste collected by a community and thereby takes up valuable landfill space, costing Lexington residents millions in landfill fees. The Division’s effort to collect this waste separately allows the yard waste to be composted into a beneficial product that can be used to improve our lawns and gardens.

7.10.1 Bluegrass Waste Alliance Transfer Station

Republic Services, Inc. operates the Bluegrass Waste Alliance Transfer Station, which is located at 1409 Old Frankfort Pike. Bluegrass Waste Alliance is a Public-Private Partnership between the Lexington-Fayette Urban County Government and Republic Services, Inc. Fayette County's waste is trucked to Grant County after processing at the transfer station.

7.10.2 Construction and Demolition Landfill

Since 1995, the 105-acre "Haley Pike" landfill has been operated as a Construction and Demolition Debris (CDD) facility by the Urban County Government. Approximately 35 acres of the site are utilized at a time. Prior to 1995, the Haley Pike landfill accepted the municipal solid waste from Lexington that is now trucked to a private landfill. The landfill currently accepts bricks, concrete, all yard waste, furniture, roofing shingles, metals, paper products, insulation, and wood. Much of the yard waste is diverted to the LFUCG compost site located at the Haley Pike landfill. Liquids, hazardous materials, garbage and whole trees are not accepted.

7.10.3 Old Frankfort Pike Landfill

Lexington's old landfill, located on Old Frankfort Pike, was used by the city from the 1940s to 1977. The landfill covers over 50 acres and is located adjacent to the Town Branch of Elkhorn Creek, across the Creek from the Town Branch Wastewater Treatment Facility. While the landfill has not been used since 1977, it has never been officially closed. The city now has plans to cap the landfill, compacting the land and covering it with a layer of clay and topsoil, and re-use the site for future industrial development. State regulations will allow construction to cover more than half the area. Proposals include using part of the recovered land as a public works yard for the city's Streets and Roads Division. There have also been discussions with the Fayette County school system about a bus garage, and talks about potential industrial uses. These uses, particularly the parking and outdoor storage of vehicles and equipment, appear to be an appropriate re-use of this site; however, any

proposed new building construction on this site should have appropriate environmental and structural evaluations conducted prior to approval. Additionally, there is a proposal for a walking trail along Town Branch. Water leaching from the landfill will be captured and pumped to the nearby Town Branch Wastewater Treatment Plant. Particular care will be taken to keep the leachate away from Town Branch, which has been impacted in the past by landfill. Nine wells will monitor groundwater around the landfill.

7.10.4 Other Activities

Additionally, the Division of Solid Waste is currently doing corrective action at Raven Run, which has an old 5-acre Construction and Demolition Debris landfill on the property. The landfill is officially closed, but some corrective action has been needed.

7.11 TELECOMMUNICATIONS

In 1996, the United States Congress enacted the Telecommunications Act of 1996 to deregulate the telecommunications industry by providing a more competitive environment for wired and wireless telecommunications. In 1998, the Kentucky Legislature amended KRS 100, the planning and zoning enabling legislation, to allow local governments that have adopted planning and zoning regulations to plan for and regulate the siting of cellular antenna towers in accordance with locally adopted planning or zoning regulations. Planning Commissions are required to register with the Public Service Commission regarding their intent to locally plan for and regulate cellular antenna sites. LFUCG Planning Commission passed such a resolution on August 20, 1998.

Telecommunication and other forms of information technology will continue to play an increasingly important role in employment, economic development, and quality of life for local communities. Local decision makers must consider the long term impacts of local land use and policy decisions made regarding the provision of the information technology infrastructure to meet the requirements of future employers, as well as to provide universal access to the technology by the average consumer. Proposed future facilities should



be examined in light of the capacity of existing and proposed facilities, technology and other information technology needs. The need for this technology needs to be balanced with local health, safety and welfare issues, as well as aesthetic issues.

Through this section of the *Comprehensive Plan Update*, and the related adopted Article 25 of the LFUCG Zoning Ordinance, the Planning Commission and Urban County Council intend to provide for cellular telecommunication towers in appropriate locations throughout the community at sites which provide adequate cellular telecommunication service, while protecting the public; preserving the character and value of surrounding property; and protecting the view from residential areas. Article 25 of the Zoning Ordinance sets forth the procedures for siting a tower in Fayette County and the review criteria and design standards that are used. If at any time the Ordinance and this *Plan Update* are in conflict with each other, the stricter interpretation shall apply.

In order to minimize the negative effects of the proliferation of cell tower sitings, co-location of antennae should be encouraged in each site considered by the Planning Commission. New approved cellular antenna towers should be of sufficient height, and the site should be of sufficient size to accommodate more than one antenna user. If possible, existing structures and/or facilities which meet the requirements of the proposed installation should be used (e.g., water towers; church steeples; radio and televisions towers; tall buildings; commercial signs, etc.). Cellular antenna towers should not be sited in a location that might have an

adverse effect on public health, safety and welfare and/or might alter the essential character of the adjoining area. Map 7.11 depicts the locations of all existing cell towers (excluding building antenna) in Fayette County as well as watershed boundaries (ridgelines) and buildings or structures over 100 feet tall. The Planning Commission, when asked to consider the potential location of a new cell tower site, should review this information.

Cellular antenna towers should be sited at locations that minimize their adverse effect on residential uses in the immediate area. Only when no other adequate site is available shall a cellular antenna tower be permitted in a residential zone. Cellular towers should not be sited on environmentally sensitive lands, historic areas, and/or along scenic byways, unless the applicant proves that no other reasonable site is available and the siting is designed so as to minimize negative impact. Cellular antenna tower siting should not interfere with traffic circulation, access, storm drainage, required landscaping or other requirements of this Plan Update and/or the Zoning Ordinance, and shall not reduce the number of parking spaces below what is otherwise required. Review of the proposals submitted to the Planning Commission should include consideration of the impact of the proposed tower on the surrounding land uses, and adequate and appropriately designed fencing and landscaping should be provided. More intrusive types of towers may be confined to office, warehouse, industrial, and agricultural zones.

It is important to understand that while the local Planning Commission has some authority to plan for and regulate the siting of cellular antenna towers within their jurisdiction, it is the Kentucky Public Service Commission (PSC) that has final approval of the application. The uniform application that is reviewed by the local Planning Commission is a copy of the application submitted to the PSC. The local Planning Commission has 60 days to review the application and make a recommendation to the PSC. The PSC may override the recommendation of the local Planning Commission if it determines that there is no acceptable alternate site and that the public convenience and necessity requires the proposed construction (KRS 100.987(5)(a)).

7.12 OTHER UTILITIES

7.12.1 Electric Utilities

In light of California's electricity blackouts and price increases during the past year, it is valid to look at the provision of electric services within the planning area. Kentucky currently has the third lowest electric rates in the nation, following only Washington and Idaho. Kentucky policymakers and utilities have not restructured the electricity industry, as other states have, thereby allowing service to continue to be provided at a reasonable cost.

Fayette County is currently served by three electric companies. The majority of Lexington and Fayette County is served by Kentucky Utilities Company (KU). KU is an electric utility serving more than 478,000 customers in 77 counties of Kentucky and five counties in southwestern Virginia. It is a subsidiary of Louisville Gas and Electric Energy Corporation of Louisville, Kentucky, USA. Peak wintertime usage of 3,451 megawatts (MW) per hour was recorded on January 5, 1999. Peak summertime usage of 3,550 MW per hour was recorded on August 25, 1998.

A smaller percentage of the County and the urban area are served by Bluegrass Energy Cooperative and the Clark Energy Cooperative. These Cooperatives are non-profit consumer-owned electric distribution cooperatives headquartered in Nicholasville and Winchester, respectively. They are two of 1,000 electric cooperatives nationwide serving more than 30 million people in 46 states. Wholesale power is purchased from East Kentucky Power Cooperative, a generation and transmission facility in Winchester, Kentucky and is distributed by seventeen distribution cooperatives in central and eastern Kentucky. Most of Kentucky's rural cooperatives were formed in the late 1930s, primarily to serve the rural areas of Kentucky. Low cost loans were secured from the Rural Electrification Administration, now Rural Utilities Service, a branch of the U.S. Department Of Agriculture.

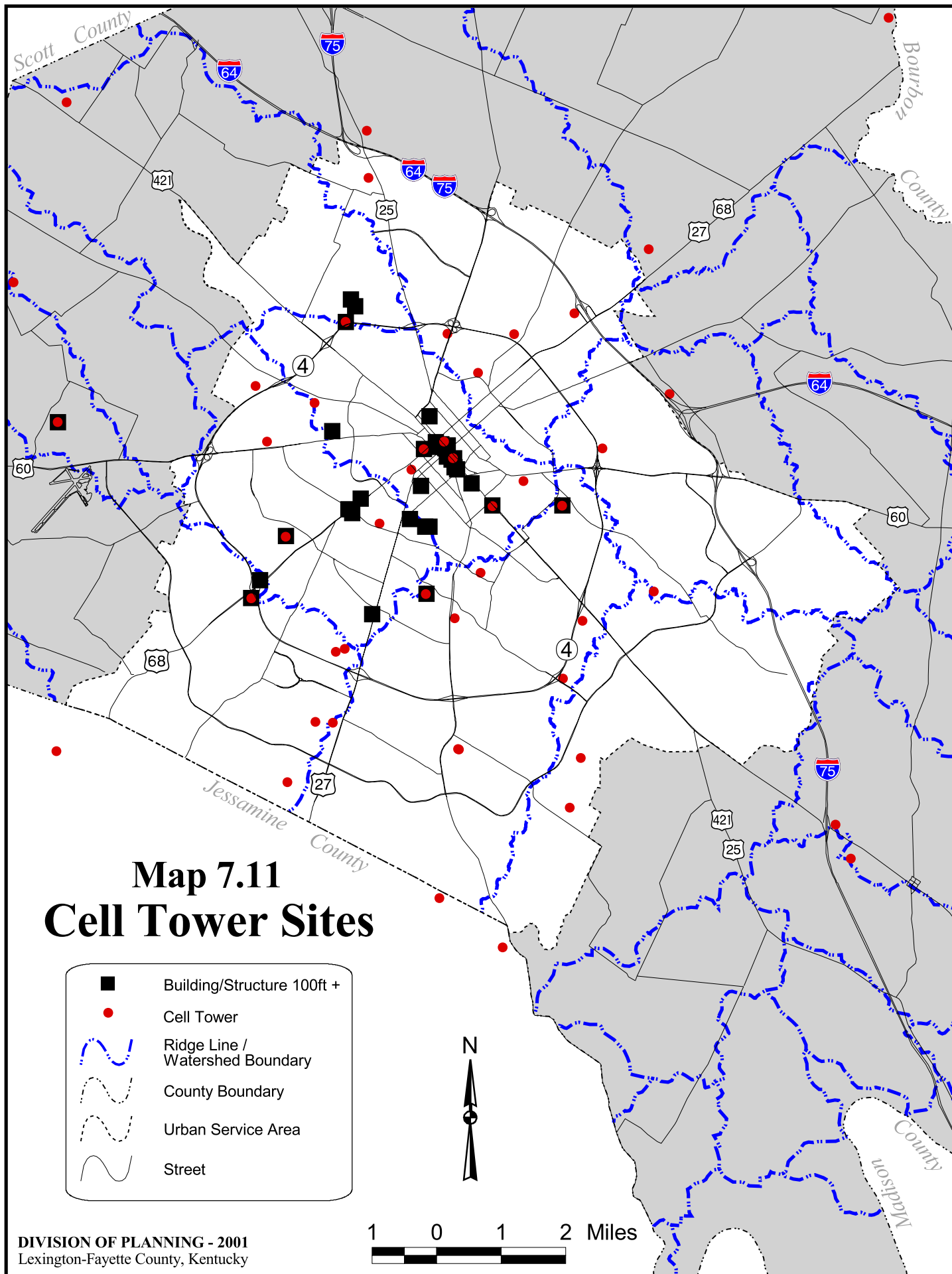
7.12.2 Gas Utilities

Natural gas is delivered to customers in Lexington-Fayette County by Columbia Gas of Kentucky, a subsidiary of Columbia Energy Group. Columbia

Gas serves over 140,000 customers in the Central Kentucky area, 75,000 of whom are located in Fayette County. Recent legislative changes allow customers to choose their natural gas supplier. Columbia Gas then delivers the gas from the customer's supplier.

7.13 CONCLUSION

As can be seen through this analysis, a local community's quality of life can be greatly influenced by the availability and convenience of its community facilities. The accessibility and quality of the basic services discussed in this section can provide a basis for orderly, high quality development. The amenities, such as cultural features, recreation opportunities and a strong education system, can be the extra incentive required for others to relocate to a particular area. The Planning Commission needs to continue to provide a vision for how the community wants the area to accommodate anticipated growth, as well as how to meet demands for facilities and services made necessary by growth. Decisions related to how to expend capital funds on such things as the potential provision of water and sewer service into the rural areas need to be tied with future land use plans. The provision of urban services into rural areas needs to be carefully tied with the desired development patterns and can be used to control the development desired. Careful coordination between the Departments and Divisions within the Government that provide these services, as well as with outside agencies, such as the School Board and Kentucky-American Water Company, can allow the Urban County to continue to accommodate high quality growth, preserve its rural areas and cultural heritage, and continue to be a desirable place to live and work.



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